



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

St. Jean  
Old Barnstaple Road  
Bideford  
Devon  
EX39 4AJ

**Asking Price: £475,000 Freehold**



**Changing Lifestyles**

**01237 479 999**  
**[bideford@boproperty.com](mailto:bideford@boproperty.com)**



St. Jean, Old Barnstaple Road, Bideford, Devon, EX39 4AJ

## A DETACHED BUNGALOW ENJOYING SUPERB RIVER TORRIDGE VIEWS



- 2 Bedrooms

- Spacious Living Room with wood burning stove & enjoying the superb river views
- Country style Kitchen & separate Utility Room
  - Home Office
- Updated oil fired central heating system
- Large half-acre plot with mature gardens
- Extensive parking, Garage & Outbuildings
- Great potential to renovate / extend (STPP)
- Sought after Old Barnstaple Road address



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## Overview

This represents a superb opportunity to acquire an attractive, detached bungalow, delightfully positioned in an idyllic setting on the peaceful outskirts of Bideford. St. Jean boasts a remarkable elevated position offering exceptional direct views across the River Torridge towards the Estuary. It is rare, indeed, to find such a perfectly framed and direct vista that showcases the water so splendidly.

Occupying a generous plot of approximately half an acre, St. Jean nestles among a diverse selection of established homes on the highly desirable Old Barnstaple Road. This detached bungalow presents an exceptional chance to secure a home in one of Bideford's most prestigious locations, while still offering ample scope for further renovation or extension, subject to the necessary planning consents.

The current owners have already undertaken significant improvements, including a complete upgrade of the oil fired central heating system. Additionally, they have thoughtfully created a practical Home Office that enjoys delightful garden views. They have enhanced the property's natural light and spacious feel by removing several diseased trees and increased parking provision has been sensitively designed to preserve the charm and privacy of the attractive front garden.

Initially approached by a private driveway, there is ample off-road parking, complemented by a Carport, Garage and several useful Outbuildings. Upon entering the bungalow through a spacious Entrance Porch - ideal for storing coats and shoe, you immediately encounter the impressive river views from the Entrance Hall. From here, the beautifully presented Main Bedroom features a convenient dressing area and French doors opening onto the side garden. Opposite, lies a generously sized Dining Room with ample space for entertaining, connecting on one side to the Entrance Porch and on the other side seamlessly opening into a charming country cottage style Kitchen. The Kitchen features a characterful beamed ceiling, extensive storage cupboards, plenty of workspace and room for appliances. Adjoining the Kitchen is a spacious Utility Room, providing further practical storage and utility space. The second Bedroom is a delightful double, benefiting from abundant natural light through a large double glazed window. The home's focal point is, undoubtedly, the spacious Living Room which offers spectacular garden and river views through expansive picture windows and sliding doors leading directly onto the rear garden. The Living Room is perfect for both sunny summer days and cosy winter evenings, the latter enhanced by the presence of a wood burning stove. The internal accommodation is completed by a well-appointed 3-piece Bathroom suite and an additional Rear Porch is accessed from the Utility Room.

While the existing layout is highly practical, there is considerable potential for reconfiguration or extension to accommodate individual preferences, with the current owners possibly able to provide preliminary plans for inspiration.

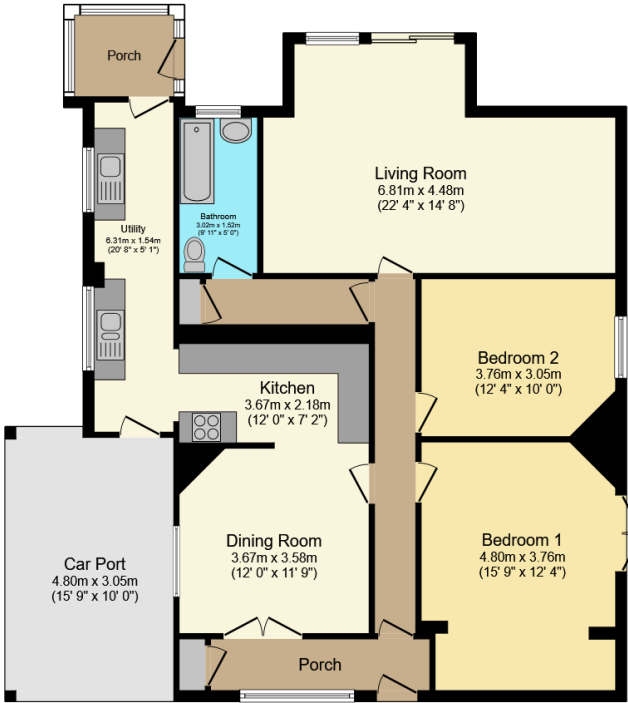
Immediately adjacent to the Living Room is an elevated paved patio - perfectly positioned to fully appreciate the breathtaking views. The extensive mature gardens are primarily laid to lawn, interspersed with mature trees, flower beds and a charming small orchard area towards the garden's lower boundary. Additional features include another patio area, a summer house and storage sheds. The dedicated Home Office, along with a further storage shed and an additional garden area can be found conveniently located to the side of the bungalow.

### Services

We understand the property is connected to mains water, electricity and drainage.  
The property benefits from oil fired central heating via a recently installed boiler and upgraded system.

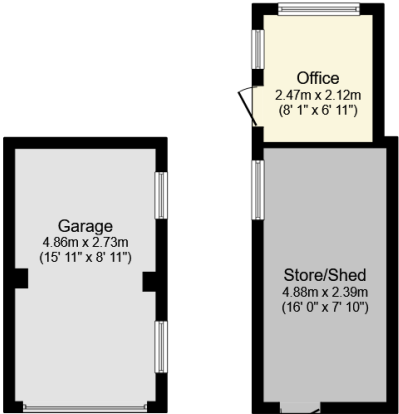
### Council Tax Band

D - Torridge District Council



Floor Plan

Floor area 127.1 sq.m. (1,368 sq.ft.)



Outbuilding

Floor area 30.5 sq.m. (329 sq.ft.)

Total floor area: 157.6 sq.m. (1,697 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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## Area Information

East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay. Bideford also supports a raft of interesting independent shops and small businesses in its narrow streets. Check out the Pannier Market and Market Place shops for its array of craft and farm food stores.

East-The-Water is within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's capital, Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

## Directions

From Bideford Quay proceed over the Old Bideford Bridge. Upon reaching the mini roundabout turn left in the direction of Barnstaple. Take the first right hand turning onto Old Barnstaple Road. Follow this road to where St. Jean will be situated after a short distance on your left hand side directly opposite the turning to West View Avenue.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Bideford

Devon

EX39 2PS

Tel: 01237 479 999

Email: [bideford@bopproperty.com](mailto:bideford@bopproperty.com)

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mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	