



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Woodmans Lodge  
Orchard Hill  
Bideford  
Devon  
EX39 2RA

**Asking Price: £600,000 Freehold**



Changing Lifestyles

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Woodmans Lodge, Orchard Hill, Bideford, Devon, EX39 2RA

## AN EXCEPTIONAL DETACHED RESIDENCE



- 5 double Bedrooms (2 En-suite)
- 2 Living Rooms, Kitchen / Diner & Dining Room
- Ground Floor Cloakroom & upstairs Bathroom
- Enjoying a quiet & secluded setting yet within walking distance of the Town Centre, the River Torridge & Victoria Park
- Beautifully maintained wrap-around gardens to the south & west elevations
- Plentiful driveway parking & parking bay suitable for a motor home
  - Detached Double Garage
- This elegant & versatile home truly stands out & viewing is highly recommended to appreciate its full appeal



**Woodmans Lodge is an exceptional 5 double Bedroom detached residence set within a substantial and private plot in the sought after Orchard Hill area, known for its interesting variety of attractive homes. Despite being within easy walking distance of the Town Centre, the River Torridge and Victoria Park, the property enjoys a quiet and secluded setting, offering a peaceful lifestyle enhanced by birdsong and its expansive grounds.**

**The beautifully maintained gardens wrap around the south and west sides, featuring two level lawns, a generous patio and raised beds, all enclosed by charming stone walls and fencing. A large driveway provides ample parking, including a bay ideal for a motorhome, and a Detached Double Garage offers further potential for conversion, subject to planning.**



**Inside, the spacious layout spans 2 floors and includes 2 Reception Rooms, a Kitchen / Diner and a formal Dining Room. Upstairs are 5 well-proportioned Bedrooms (2 with En-suites), alongside a Family Bathroom. The loft presents an impressive additional space - perfect for storage, hobbies or possible future development.**

**This elegant and versatile home truly stands out, and viewing is highly recommended to appreciate its full appeal.**

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Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.



All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

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



# Internal Description

## Entrance Hall

Double glazed composite entrance door and window to property front. Carpeted stairs rising to First Floor. Understairs storage recess. Tiled flooring, radiator.

## Cloakroom

Close couple WC and pedestal wash hand basin. Extractor fan, tiled flooring, radiator.

## Lounge / Potential Bedroom 6 - 19'4" x 9'11" maximum (5.9m x 3.02m maximum)

2 UPVC double glazed windows to property front and side. Fitted carpet, 2 radiators.

## Utility Room - 10'3" x 6'7" (3.12m x 2m)

UPVC double glazed window and door to property side. Equipped with a range of wood eye and base level cabinets with rolltop work surfaces and inset single bowl sink and drainer with mixer tap over. Space for tumble dryer and plumbing for washing machine. Wall mounted gas fired boiler. Hatch access to loft space. Tiled flooring, radiator.

## Kitchen / Diner - 20' x 10'7" (6.1m x 3.23m)

An attractive and extensive room with 2 UPVC double glazed windows to property side. Equipped with a range of eye and base level cabinets with drawers, rolltop work surfaces with tiled splashbacking and inset 1.5 sink and drainer with mixer tap over. Built-in 5-ring NEFF gas hob

with NEFF extractor canopy over and NEFF electric oven under. NEFF integrated dishwasher and fridge / freezer. Ample space for dining table. Tiled flooring.

## Dining Room - 9'11" x 13'4" (3.02m x 4.06m)

UPVC double glazed windows to property side and rear. Ample space for dining table. Radiator, fitted carpet. Double doors to Living Room.

## Living Room - 13'4" x 18'2" (4.06m x 5.54m)

A lovely, light and airy room with UPVC double glazed sliding doors to the rear garden. Coal effect gas fire with ornate surround. Fitted carpet, 2 radiators.

## First Floor Landing

Hatch access with drop-down ladder to large, partially boarded loft space with light connected and potential for conversion, subject to any planning consents. Double doors to airing cupboard housing hot water tank and slatted shelving. Fitted carpet.

## Bedroom 1 - 15'3" x 13'4" (4.65m x 4.06m)

A spacious Main Bedroom with UPVC double glazed window overlooking the rear garden. Fitted carpet, radiator. Door to En-suite Shower Room.

## En-suite Shower Room

UPVC obscure double glazed window. Cabinet mounted wash hand basin, close couple dual flush WC and corner

shower enclosure. Down lights, extractor fan, heated towel rail.

## Bedroom 2 - 13'3" x 10'10" (4.04m x 3.3m)

UPVC double glazed window. Fitted carpet, radiator. Door to En-suite Shower Room.

## En-suite Shower Room

Cabinet mounted wash hand basin, close couple dual flush WC and shower enclosure. Heated towel rail, down lights, extractor fan.

## Bedroom 3 - 12'6" x 10'5" (3.8m x 3.18m)

2 UPVC double glazed windows allowing for plentiful natural light. Fitted carpet, radiator.

## Bedroom 4 - 10'8" x 11'4" (3.25m x 3.45m)

UPVC double glazed window. Fitted carpet, radiator.

## Bedroom 5 - 11'4" x 9' (3.45m x 2.74m)

UPVC double glazed window. Fitted carpet, radiator.

## Bathroom

A spacious room with UPVC obscure double glazed window. Cabinet mounted wash hand basin, close couple dual flush WC and bath with full wall tiling to area. Down lights, extractor fan, heated towel rail.



### Outside

The property is accessed via a shared driveway (with one neighbour) which leads to the private drive of Woodman's Lodge, providing generous off-road parking for several vehicles, including a designated bay to the side that is ideal for a motorhome. The driveway continues to a Detached Double Garage, offering excellent storage or further potential, subject to planning.

A charming open porch with a courtesy light welcomes you to the front door.

To the side of the house lies a beautifully maintained, level lawned garden bordered by mature hedging and trees, enjoying a sunny, south-facing aspect. This leads seamlessly into the west-facing rear garden, a truly delightful and tranquil outdoor space. Featuring an expansive patio, an immaculate lawn and raised sleeper beds with low-maintenance planting, this garden is fully enclosed by a combination of attractive stone walling and wooden fencing. It's a wonderfully private area - perfect for relaxing or entertaining throughout the seasons.

### Detached Double Garage - 18'10" x 19' (5.74m x 5.8m)

Power, light and water connected. Overhead storage. External power point with potential for an electric car charging point. Space behind for a Hot Tub with complete privacy. Potential for conversion, subject to any planning consents, into Airbnb accommodation.

### Council Tax Band

F - Torridge District Council





# Woodmans Lodge, Orchard Hill, Bideford, Devon, EX39 2RA

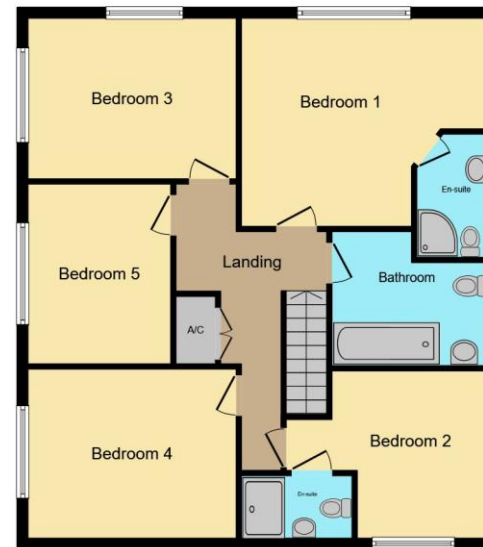


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**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Directions

From Bideford Quay proceed in the direction of Northam passing Morrisons Supermarket on your right hand side. Having just passed Rydon Garage on your left hand side, take the right hand turning onto Orchard Hill. Proceed up the road for a short distance passing Glen Cottage West and East on your right hand side. Turn right onto the private drive immediately past Glen Cottage East and follow it to the end to where Woodmans Lodge will be found directly in front you.

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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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# We are here to help you find and buy your new home...

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Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

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for a free conveyancing quote and  
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>	74	83
(55-68) <b>D</b>		
(39-54) <b>E</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	