



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Oriel House  
Orchard Hill  
Bideford  
Devon  
EX39 2QY

**Asking Price: £575,000 Freehold**



Changing Lifestyles

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



Oriel House, Orchard Hill, Bideford, Devon, EX39 2QY

A SUBSTANTIAL SEMI-DETACHED PERIOD HOME WITH POTENTIAL SELF-CONTAINED ANNEX



- 5 Bedrooms (3 En-suite)
- Spacious Living Room with bay window
- Show-stopping vaulted Kitchen / Diner
  - Bright office space
- Generous gravelled driveway parking
- Beautiful front garden with level lawn, patio & summer wisteria-clad Veranda
- Period features throughout including front door believed to be from St. Mary's Church



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## Overview

Situated in the ever-popular Orchard Hill area of Bideford, this grand and exceptionally spacious 5 Bedroom semi-detached period home is a striking example of elegant architecture blended with modern versatility. Set amongst a row of similarly charming properties, the house boasts impressive kerb appeal, with a large gravelled driveway providing generous off-road parking, a level lawned garden, a patio seating area and a 15' timber shed with power and light, cleverly replacing the need for a garage. A further block-built potting shed also with power and space for domestic appliances sits behind, and steps guide you down to an additional patio and lawned garden at the rear.

The main entrance sits proudly beneath a traditional Veranda adorned in spring / summer with flowering purple wisteria leading into a spacious and welcoming Hallway. The Living Room exudes period charm, complete with bay window, wooden flooring, built-in library shelving, and an open fireplace framed by timbers thought to have been reclaimed from an old ship.

An impressive office forms part of a recent extension the current owners have created and adds a bright and practical working space with built-in cupboards and an adjoining Cloakroom. The show-stopping vaulted Kitchen / Diner is flooded with natural light from various windows and is fitted with built-in Siemens appliances, navy cabinetry and quality Apollo worktops.

Steps lead to the basement level, where you'll find Bedroom 4 - a spacious room mirroring in size the living room above and with its own access to the front, alongside a stylish Bathroom with roll-top bath. Bedroom 5 also resides on this level, complete with open cupboard storage, an En-suite Shower Room and access to a versatile self-contained Annex Kitchen / Diner making this level of the house ideal for Airbnb, multigenerational living or older teenagers, with its own courtyard garden and modern fittings. This level also has a useful utility cupboard housing the gas fired boiler as well as providing space and plumbing for a washing machine and tumble dryer.

Upstairs, the Main Bedroom is a serene retreat, offering river and town views through an oriel window, along with built-in wardrobes and a luxurious 4-piece En-suite. The second Bedroom also enjoys an oriel window, river views, and an En-suite, while the third Bedroom, currently an office, features a bay window to the front.

Full of charm, character and flexibility, including a unique and beautiful front door thought to have originated from St. Mary's Church, this remarkable home truly needs to be seen to be appreciated.

### Council Tax Band

D - Torridge District Council



Lower Ground Floor  
Floor area 84.2 sq.m. (906 sq.ft.)



Ground Floor  
Floor area 78.0 sq.m. (840 sq.ft.)



First Floor  
Floor area 70.7 sq.m. (761 sq.ft.)

Total floor area: 232.9 sq.m. (2,507 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)

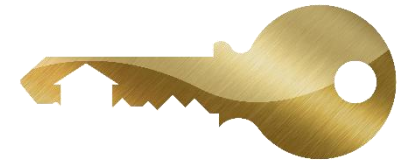








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## Area Information

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.

## 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 towards the end of the road to where Oriel House will be situated on your left hand side clearly displaying a name plate.

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

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the team at Bond Oxborough  
Phillips Sales & Lettings on

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mortgage advice.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

