



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Harvest Lane  
Bideford  
Devon  
EX39 3RU

**Asking Price: £360,000 Freehold**



**Changing Lifestyles**

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



11 Harvest Lane, Bideford, Devon, EX39 3RU

## A DETACHED HOME OCCUPYING A QUIET CUL-DE-SAC LOCATION

- 4 Bedrooms (1 En-suite)
- Spacious Living Room with fireplace
- Dining Room with sliding doors to the garden & scenic views
- Well-equipped Kitchen
- Modern-style First Floor Wet Room & Ground Floor Cloakroom
- Low-maintenance terraced rear garden designed to maximise the outlook
- Attractive countryside views from rear of house & garden
- Integral Garage & driveway parking



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.

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## Changing Lifestyles

Tucked away in a peaceful cul-de-sac on the ever-popular Londonderry Farm Estate, this detached 4 Bedroom home enjoys an enviable location where properties rarely stay on the market for long. Surrounded by well-maintained neighbouring homes and open green spaces - ideal for dog walkers and families alike, the property boasts a unique blend of town and countryside living thanks to its exceptional rear outlook across beautiful open countryside.

The rear garden is arranged over low-maintenance terraced levels, each perfectly designed to soak in the stunning views and create a tranquil outdoor space.

The home spans 2 floors and features an Integral Garage and a private driveway for off-road parking. The welcoming Living Room is positioned at the front with a fireplace and UPVC double glazed window, while to the rear, the Dining Room enjoys those scenic views with sliding doors opening onto the garden. A well-appointed Kitchen includes a 5-ring gas hob with extractor canopy over, an integrated fridge / freezer, plumbing for a washing machine and dishwasher, and a side access door. A ground floor Cloakroom completes the downstairs layout.

Upstairs, there are 4 Bedrooms, with the Main Bedroom enjoying countryside views and an En-suite Shower Room. The fourth Bedroom also overlooks the rear, making the most of the outlook. Bedroom 2, though uniquely shaped, offers versatile space as a bedroom whilst also doubling as an office or dressing area, and the third Bedroom at the front features a range of built-in wardrobes. A modern-style Wet Room adds further practicality.

While the house may benefit from some updating, it offers impressive space and an outstanding position in one of the area's most desirable developments. Early viewing is advised to avoid missing out.

### Council Tax Band

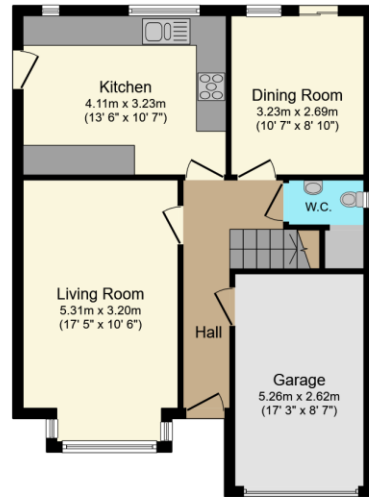
D - Torridge District Council



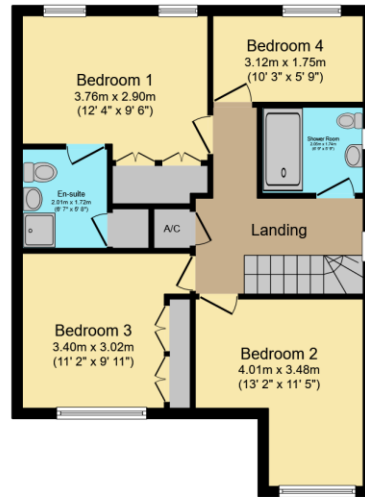
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Ground Floor  
Floor area 60.5 sq.m. (651 sq.ft.)



First Floor  
Floor area 58.0 sq.m. (624 sq.ft.)

Total floor area: 118.5 sq.m. (1,275 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.ie](http://www.Propertybox.ie)



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If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

EPC TO FOLLOW

## Directions

From Bideford Quay proceed up the High Street turning left at the top and taking the first right hand turning onto Abbotsham Road. Continue along through the traffic lights passing Harlseywood on your right hand side. Take the next right hand turning onto Lane Field Road. Take the fourth left hand turning onto Harvest Lane to where number 11 will be found at the bottom of the road with a numberplate clearly displayed.

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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