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*Changing Lifestyles*

7 St. Davids House  
Wooder Wharf  
New Road  
Bideford  
Devon  
EX39 5AA

**Asking Price: £295,000**  
**Share of Freehold**



Changing Lifestyles

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



7 St. Davids House, Wooder Wharf, New Road, Bideford, Devon, EX39 5AA

## A STRIKING GRADE II LISTED RIVERSIDE APARTMENT



- 3 Bedrooms (1 En-suite)
- Accommodation arranged over first & second floors
  - Superb panoramic River Torridge views
  - Open-plan Living Room with large sash windows
- Upgraded Kitchen & useful adjoining Utility
  - Study / Home Office
- Single Garage with parking in front
- Attractive communal lawned garden
- Conveniently positioned within easy walking distance of Bideford Town Centre



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## Overview

**Occupying a commanding riverside position within an elegant Grade II listed building, this impressive 3 Bedroom apartment is arranged over the first and second floors and enjoys outstanding panoramic views across the River Torridge, extending towards Bideford's Old Bridge and the historic Quayside.**

**The accommodation is generously proportioned and thoughtfully arranged over 2 levels, blending period character with modern practicality. The heart of the home is a spacious, open-plan Living Room, where large sash windows frame the ever-changing river outlook and flood the space with natural light, creating a superb setting for everyday living and entertaining.**

**The Kitchen was upgraded by the current owner in October 2025, offering a contemporary and well-fitted space that complements the character of the building while providing modern convenience. A useful utility area adjoins. Three Bedrooms are arranged across the upper floors, including a Principal Bedroom with En-suite together with a Bathroom and a dedicated Study / Home Office - ideal for home working.**

**Externally, the property benefits from a Single Garage with parking directly in front, an increasingly rare feature for a central riverside location. Residents also enjoy use of an attractive communal lawned garden, providing a peaceful outdoor space with the river as a backdrop.**

**The property is held on a long lease with an 18th share of the freehold. The building permits assured shorthold lettings, although holiday lets and Airbnb-style use are not permitted, making this an appealing option for owner-occupiers or longer-term investors alike.**

**Conveniently positioned within easy walking distance of Bideford Town Centre, the property offers access to local shops, cafés, riverside walks and transport links, combining character, views and parking in a highly sought after setting.**

## Agents Notes

This is a Grade II listed building comprising 2 self-contained apartments.

The property benefits from an 18th share of the Freehold, managed by Wooder Wharf Management Company, with 3 on-site directors.

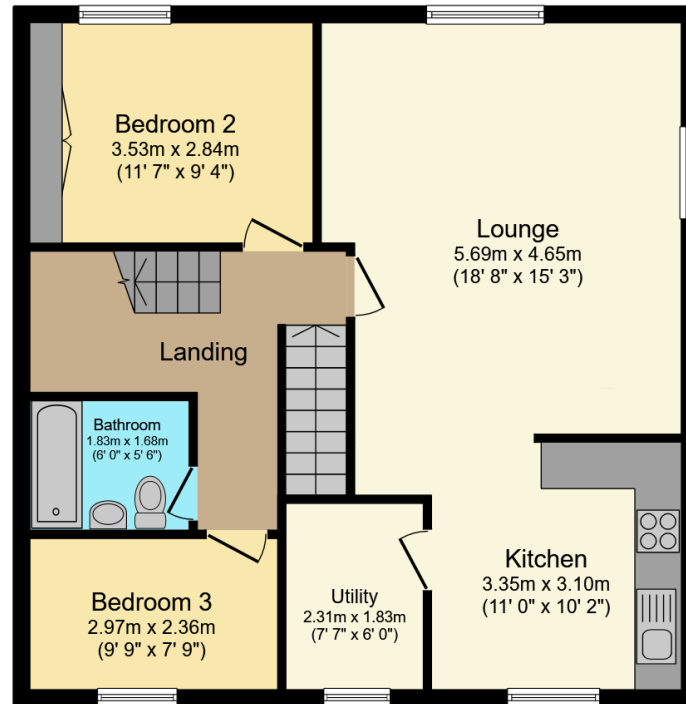
The annual management charge is approximately £1,500 which includes buildings insurance, maintenance of communal areas and gardens, and external repairs.

Holiday letting and Airbnb use are not permitted; however, assured shorthold tenancies are allowed.

Pets are permitted, subject to the consent of the management company.

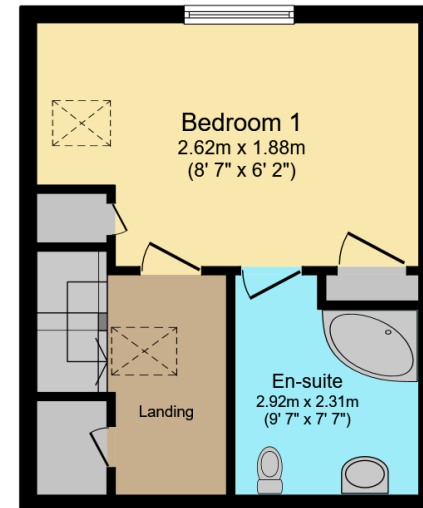
## Council Tax Band

TBC - Torridge District Council



First Floor

Floor area 72.3 sq.m. (778 sq.ft.)



Second Floor

Floor area 30.1 sq.m. (324 sq.ft.)

Total floor area: 102.4 sq.m. (1,102 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

Directions to this property can be easily found by using What3words: <https://w3w.co/weepsgroups.crisp>

From Bideford Quay proceed in a westerly direction towards Torrington. When you reach the mini roundabout, with the Old Bridge on your left hand side, proceed straight across to the next mini roundabout to where St. Davids House will be found immediately on your left hand side. Proceed across the roundabout bearing left and drive into Wooder Wharf to where the garage for number 7 St. Davids House is located the second right to the turning area directly in front of 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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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

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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.

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mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

