



Bond  
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*Changing Lifestyles*

Corner House  
14 The Strand  
Bideford  
Devon  
EX39 2ND

**Guide Price: £375,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

Corner House, 14 The Strand, Bideford, Devon, EX39 2ND

A SUBSTANTIAL PERIOD HOME IN THE HEART OF BIDEFORD



- 6 Bedrooms (5 En-suite)
- Accommodation arranged over 3 floors
- Flexible layout - ideal for family living or income potential
  - Internal re-decoration, newly laid carpets & upgraded bay windows, new front door & new cottage-style internal doors
- Low-maintenance, south-facing paved courtyard with 2 useful stores
- Located just moments from the quayside, shops & schools
- Combining character, scale, recent improvements & a highly convenient town centre setting



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## Overview

A rare opportunity to acquire a substantial 6 Bedroom period home in the heart of Bideford, positioned along The Strand (one of the town's most historic and architecturally rich locations) and just moments from the quayside, Mill Street shops and local schooling.

Believed to have originally been constructed as a former sea merchant's residence, the property reflects the character and prominence associated with Bideford's historic trading past, offering a home of both presence and flexibility.

The Corner House provides exceptionally versatile accommodation arranged over 3 floors, making it ideally suited to a range of buyers. Whether as a large family home, a property offering independent living for older or teenage children, or a lifestyle home with income potential, the flexibility here is a key strength.

Since purchasing the property, the current owner has carried out an extensive programme of internal redecoration, significantly enhancing the overall presentation. Further improvements include newly laid carpets to a number of rooms, replacement double glazed bay windows to the ground floor, new cottage-style interior doors and a new front entrance door, creating a home that is ready for immediate occupation.

The Bedroom accommodation is highly adaptable, with 4 generous double bedrooms benefiting from 4 En-suite Shower Rooms, while the remaining 2 Bedrooms (1 En-suite) are ideally suited to guest, study or flexible use and are served by a separate Shower Room.

The top floor offers excellent potential for independent or semi-self-contained living - ideal for multi-generational arrangements or continued use as guest accommodation.

Externally, to the rear, the property benefits from a low-maintenance, large, paved courtyard, providing a private and practical south-facing outdoor space with scope for seating and entertaining. The garden also incorporates 2 useful external stores. To the front of the property is an attractive garden.

Importantly, unlike many surrounding properties within this historic part of Bideford, the house is NOT listed, offering far greater flexibility for future alterations or continued adaptation.

The property has most recently been used as a private residence, but its layout continues to lend itself equally well to lifestyle income, such as B & B or Airbnb accommodation or multi-generational living.

Homes of this scale and flexibility, particularly in such a central and historic position, are rarely available.

Combining character, scale, recent improvements and a highly convenient town centre setting, this is a property that offers both immediate enjoyment and long-term versatility.

### Council Tax Band

A - Torridge District Council



Ground Floor



First Floor



Second Floor

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 travel towards Northam on Kingsley Road and take the left hand turning onto Chingswell Street. Pass the bowling club on your right hand side and turn right onto The Strand to where the property will be immediately 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.

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mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

