



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Willows  
Middleton Road  
Bideford  
Devon  
EX39 3LU

**Asking Price: £825,000 Freehold**



Changing Lifestyles

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

The Willows, Middleton Road, Bideford, Devon, EX39 3LU



## AN EXCEPTIONAL DETACHED HOME WITH INTERCONNECTED ANNEXE

- 7 Bedrooms (1 En-suite)
- Stunning, L-shaped Kitchen / Diner with French doors open directly onto the rear patio
- Especially generous & elegant Living Room
- Superb Conservatory overlooking the rear garden
- Ideal for multi-generational living or dependent relative use
- Level walk to Bideford Town Centre
- Extensive gated driveway & Detached Double Garage
- Generous south-facing garden



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Occupying a highly sought-after position on the outskirts of Bideford, within a level walk of the town centre and conveniently close to the nearby Kingsley School, this substantial detached residence presents a wonderful opportunity to acquire an exceptionally spacious and versatile family home. Offering a total of 7 Bedrooms and currently arranged as a main house with an adjoining annexe, both interconnected yet capable of independent use, the property is perfectly suited to larger families, multi-generational living or those seeking accommodation for dependent relatives.

The home has been extensively upgraded and carefully maintained by the current owners, with significant improvements made throughout and particularly within the main residence. A stunning, recently installed Kitchen / Diner, stylish modern Bathrooms and a wealth of thoughtful enhancements combine to create a home presented in first-class order and ready for immediate occupation. With premium accommodation, excellent flexibility and valuable annexe potential, this impressive residence fills a significant gap in the market for buyers seeking a substantial home in a desirable Bideford location.

The property is approached via a gated entrance opening onto an expansive tarmac driveway, providing extensive off-road parking for numerous vehicles and leading to the substantial Detached Double Garage. The frontage creates an impressive first impression, featuring a generous lawned garden whilst a paved pathway extends across the front of the house and provides access to the various entrance points. The Detached Double Garage is a particularly notable feature of the property, benefiting from an electric door together with side and rear pedestrian access. Measuring approximately 33' in depth, it offers excellent versatility and practicality, easily accommodating multiple vehicles whilst equally lending itself to workshop use, hobbies, storage or even adaptation to provide a home office or dedicated hobbies room. To the rear, the property enjoys a wonderfully generous south-facing garden. Predominantly laid to lawn and enclosed by fenced boundaries, this impressive outdoor space provides an ideal setting for family life, entertaining and relaxation alike. A spacious patio area creates a superb connection between the various sections of the home.

The principal residence is accessed via a covered brick-built Entrance Porch, where a composite entrance door opens into a spacious and welcoming Reception Hall. At the heart of the home lies the stunning L-shaped Kitchen / Diner, thoughtfully designed and installed by the current owners to a particularly high standard. This exceptional room combines practicality with contemporary styling and enjoys a pleasant dual aspect overlooking both the front and rear gardens, whilst French doors open directly onto the rear patio, seamlessly linking indoor and outdoor living. A central island forms an impressive focal point, incorporating an induction hob and down draught extractor, integrated wine cooler and extensive storage beneath. The kitchen is further equipped with a built-in double oven, twin butler-style sink with mixer tap, integrated dishwasher, pull-out larder cupboards and clever carousel storage solutions, whilst dedicated space is provided for an American-style fridge / freezer. Adjoining the kitchen is a practical Utility Room and there is also access from here to a Cloakroom. The Living Room is an especially generous and elegant reception space, centred around an attractive open feature fireplace with marble surround and tiled hearth creating a charming focal point. A bay window to the front elevation enjoys attractive views over the garden and surrounding greenery whilst double doors open into a superb Conservatory overlooking the rear garden. Currently utilised as a home office, this highly versatile room would equally lend itself to a garden room, reading area or additional sitting room.

The first floor landing continues the sense of space found throughout the home and provides access to a substantial boarded loft area offering useful storage. The loft also houses a relatively modern boiler, understood to be approximately 3-4 years old, together with a solar panel system and 2 battery storage units, helping to reduce electricity costs. The Principal Bedroom is an excellent size and enjoys a distinctive curved bay window overlooking the nearby Kenwith Valley Nature Reserve, a wonderful natural setting located just a short stroll away. Adjoining this is another spacious double Bedroom fitted with wardrobes extending along one wall, whilst 2 further double Bedrooms serve this section of the home. One of these benefits from its own En-suite Shower Room.

The annexe accommodation is accessed internally via the utility room of the main house and independently through French doors opening into its Reception Kitchen, creating a flexible arrangement ideal for multi-generational living or dependent relative accommodation. The Reception Kitchen is wonderfully spacious and sociable, offering ample room for dining and everyday living. Fitted in a classic style, it features granite work surfaces complemented by wood-effect base and eye-level cabinetry with matching drawers. Included within the sale is a Rangemaster cooker with extractor canopy over, together with a built-in dishwasher, under-counter fridge and under-counter freezer. An opening leads through to the annexe Sitting Room, a generous and welcoming space enjoying a pleasant outlook over the garden through 3 windows whilst French doors provide direct access onto the shared patio and garden. Steps rise to the first floor of the annexe where there are 3 Bedrooms comprising a principal room, a comfortable second double and a third room ideally suited as a nursery, home office or single bedroom. Useful landing storage is available and the Bathroom is attractively appointed with a modern 3-piece suite.

Completing the appeal of this exceptionally versatile residence is a useful rear access leading onto North View Avenue, which, in turn, provides a rare and convenient level walk into Bideford town centre - a feature seldom found within the town and one that further enhances the lifestyle appeal of this outstanding home.

**Council Tax Band**

E - Torridge District Council



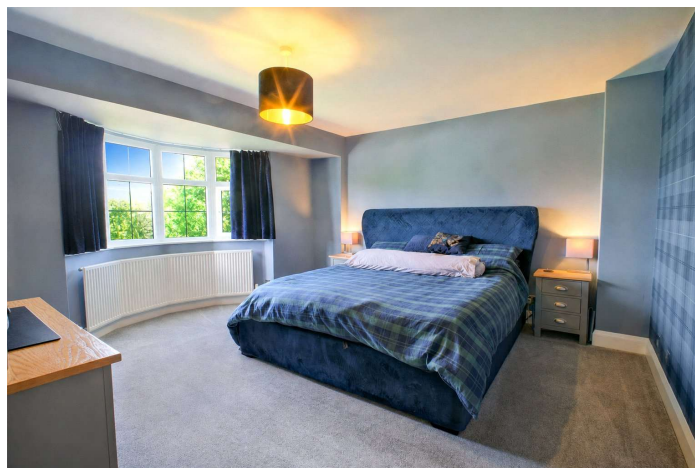


Total floor area: 302.9 sq.m. (3,259.9 sq.ft.)

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 up Bridgeland Street passing our Office on your right hand side. Follow the road as it bears to your right onto North Road. At the end of the road, upon reaching the junction, turn right. At the mini roundabout, take the left hand turning onto Northdown Road. Proceed up the hill taking the third right hand turning onto Middleton Road. Proceed to the bottom of Middleton Road before taking a right hand turn and continue along to where the property will be found near the end of this part of the road on your right hand side clearly displaying a nameplate.

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...

5 Bridgeland Street  
Bideford  
Devon  
EX39 2PS

Tel: 01237 479 999

Email: [bideford@bopproperty.com](mailto:bideford@bopproperty.com)

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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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

