



Bond
Oxborough
Phillips

Changing Lifestyles

7 Church Walk
Bideford
Devon
EX39 2BP

Asking Price: £285,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

7 Church Walk, Bideford, Devon, EX39 2BP

AN EXCEPTIONAL GRADE II LISTED TOWN HOUSE OVERLOOKING ST MARY'S CHURCH



- 3 Bedrooms

- Arranged over several floors & offering remarkably versatile accommodation
- Attractive Sitting Room with fireplace
 - Superb Kitchen / Dining Room
- Magnificent Drawing Room with marble fireplace
 - Character features throughout
 - Courtyard style garden
 - Central town location



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A rare opportunity to acquire a truly distinctive Grade II listed town house occupying a prominent position in the heart of the town, directly overlooking the historic St Mary's Church. Arranged over several floors and offering remarkably versatile accommodation, this character-filled home seamlessly combines period charm with modern-day flexibility.

The accommodation begins with an Entrance Porch leading into an L-shaped Reception Hall. On the ground floor is an attractive Sitting Room featuring a fireplace and fitted cabinetry to the chimney recesses together with a superb Kitchen / Dining Room showcasing substantial granite pillars, exposed ceiling beams and impressive timber wall panelling, while a Study / Bedroom 3 and Shower Room provide excellent flexibility for multi-generational living or home working.

Occupying the first floor is a magnificent Drawing Room, an elegant space enhanced by ornate decorative coving and cornicing, a marble fireplace and large sash window enjoying views towards St Mary's Church. Also on this floor is a second Kitchen which could, alternatively, serve as an additional bedroom, studio or workspace depending on individual requirements. The upper floor continues the home's unique appeal. The Principal Bedroom features a vaulted ceiling with exposed roof trusses and timbers, extensive fitted storage, an open-plan shower enclosure and wash hand basin together with access via a ladder to a mezzanine level. Bedroom 2 is equally characterful and benefits from a vanity wash hand basin and access to a further mezzanine storage area. A Cloakroom serves this floor.

Outside, the property benefits from a low-maintenance decked courtyard garden providing a private outdoor retreat within easy reach of the town centre amenities, waterfront and transport links.

A truly individual period home offering character, flexibility and an enviable town centre setting.

Council Tax Band

B - Torridge District Council

Agents Notes

- This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
- Please note a large garage is available for purchase via separate negotiation if definite parking is required. The garage is located within a short uphill walk from the property on a nearby street.

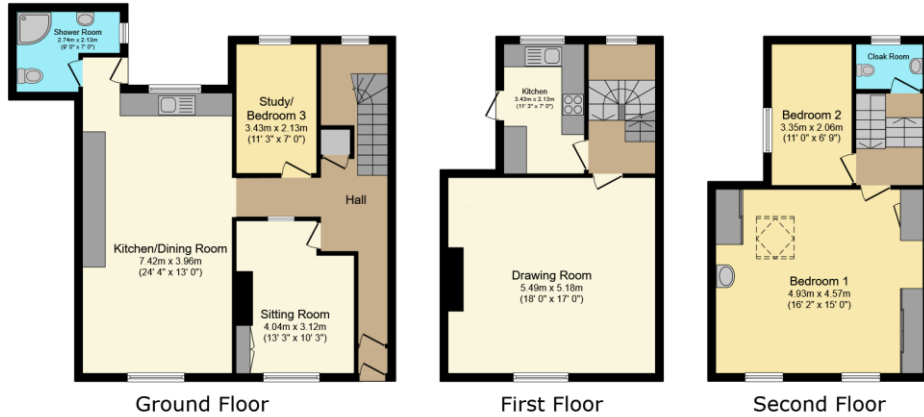


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If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Total floor area: 155.6 sq.m. (1,675 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 inspector(s). Powered by www.Propertybox.io



St Marys Church

Directions

From Bideford Quay proceed in the direction of Torrington. Upon reaching the Old Bideford Bridge, take the right hand turning onto Bridge Street and then turn left onto Church Walk. Proceed on foot to where number 7 will be found on your right hand side opposite St Marys Church.

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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