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Changing Lifestyles

14 Milton Place
Bideford
Devon
EX39 3BN

Asking Price: £395,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

14 Milton Place, Bideford, Devon, EX39 3BN

AN ENTIRELY INDIVIDUAL & UNIQUE PERIOD HOME



- 6 Bedrooms
- 2 Reception Rooms & Conservatory
 - Large Kitchen / Diner
- Packed full of charm & quirkiness
- In need of some modernisation
 - Exceptionally large garden
 - Garage & parking
- Accommodation arranged over 3 floors
 - Bathroom & Shower Room
- Call us now to avoid missing out on this gem



Occasionally a property comes to the market that is entirely individual and unique, this 6 Bedroom period home is certainly that and, whilst it is packed full of charm and quirkiness, it doesn't fail to benefit from practicality. What an unbelievable home that someone has the chance to acquire.

Found in the historic old quarter of Bideford, the home clearly needs some modernisation but what you get with regards to plot size and potential is off the scale. The property sits on a plot of roughly 1022m2 with a garden that would be considered large for somewhere in the countryside let alone in the middle of town. There is rear access to the garden via a private road where you will find a Garage and parking.



The house is an imposing period residence with accommodation arranged over 3 floors with spacious rooms, large hallways and high ceilings, there is so much potential within these walls. Downstairs, there are 2 Reception Rooms, a large Kitchen / Diner and a Conservatory. The First Floor is home to 4 Bedrooms, a Bathroom and a Shower Room with a further 2 very generous double Bedrooms found on the Top Floor.

With an array of outbuildings, interesting garden spaces and bundles of potential, call us now to avoid missing out on this gem.

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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.



Internal Description

Front door to Entrance Porch

Entrance Porch

Tiled flooring. Stained glass door to Entrance Hall.

Large Entrance Hall - 25' in length (7.62m in length)

Characterful archway feature. Stairs rising to First Floor. Fitted carpet.

Living Room - 15'6" x 12'4" (4.72m x 3.76m)

Large Living Room with sash window to property front. Feature fireplace. Fitted carpet, radiator.

Reception Room 2 - 12'9" x 11'5" (3.89m x 3.48m)

Feature fireplace. Fitted carpet, radiator. Sliding doors to side garden.

Kitchen / Diner

Large room with feature fireplace housing an Aga.

Diner - 11'5" x 11'3" (3.48m x 3.43m)

Built-in storage cupboards. Slate flooring, radiator. Window to Conservatory / Garden Room.

Kitchen - 10'3" x 15' (3.12m x 4.57m)

Fitted units at base level and inset stainless steel sink and drainer. Space for appliances. Window to property side. Door to side garden. Door to Conservatory / Garden Room.

Conservatory / Garden Room - 15' x 6'4" (4.57m x 1.93m)

Window to rear garden. Steps to Outbuilding.

First Floor Landing

Large Edwardian window to property side. Stairs rising to Upper First Floor Landing.

Bedroom 3 - 8'6" x 11' (2.6m x 3.35m)

Window to rear garden. Fitted carpet, radiator.

Bathroom

Large Bathroom comprising bath with tiled splashbacking, low level WC and wash hand basin. Built-in storage cupboards (1 housing the immersion heater). Heated towel rail. Window to property side and window overlooking the rear garden.

Shower Room

Dual flush WC, wash hand basin and corner shower cubicle. Fitted carpet. Window to property side.

Upper First Floor Landing

Stairs rising to Second Floor.

Bedroom 1 - 13'1" x 13' (4m x 3.96m)

A large double Bedroom with feature fireplace. Fitted carpet, radiator. Window to property front.

Bedroom 2 - 12'8" x 11'3" (3.86m x 3.43m)

Another large double Bedroom with window to property side overlooking the garden. Radiator.

Bedroom 4 - 9'3" x 8'2" (2.82m x 2.5m)

Window to property front. Fitted carpet.

Second Floor

Velux window.

Bedroom 5 - 9'1" x 18'8" (2.77m x 5.7m)

A large double Bedroom with feature fireplace. Hatch access to loft space. Fitted carpet. Windows to property front and property side overlooking the garden.

Bedroom 6 - 14'9" x 21'5" (4.5m x 6.53m)

The largest Bedroom with windows overlooking the side and rear gardens. Feature fireplace. Built-in storage. Fitted carpet. Vaulted ceiling.

Outside

To the front of the property is a small garden planted with shrubs and bushes. A pathway leads to the large side garden.

The side garden would be large for many properties but only makes up nearly a third of the overall garden size of this property. Laid to lawn with an array of attractive trees, shrubs and bushes and a patio running alongside the house for entertaining and a path leading to the rear garden.

The rear garden is a very large "magical feeling space" mainly laid to lawn and bordered by a pathway that is currently home to a model railway track. At the centre of the garden is an open space with an array of productive fruit trees, shrubs and bushes that provide character and beauty. To the rear of the garden there is a bridge for the railway track that crosses over some steps that lead you to the rear access of the Garage. Here you will also find a Greenhouse. A rear gate leads to the parking area and Garage front. At the top of the garden there is a large Outbuilding connected to the Conservatory which is adjoined by a further Storage Shed currently used to store logs.

Council Tax Band

C - Torridge District Council



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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Directions

From Bideford Quay proceed up the main High Street turning left at the top and continue through Old Town passing the Fire Station on your left hand side. Take the right hand turning into Milton Place and proceed to the end of the road to where number 14 will be situated on your right hand side clearly displaying a numberplate.

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

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Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G	20	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

