



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Glen Cottage West  
Orchard Hill  
Bideford  
Devon  
EX39 2RA

**Asking Price: £325,000 Freehold**



Changing Lifestyles

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

Glen Cottage West, Orchard Hill, Bideford, Devon, EX39 2RA

## A CHARMING PROPERTY OCCUPYING A CONVENIENT LOCATION



- 2 spacious double Bedrooms
- Generous 4-piece Bathroom
  - Truly inviting Living Room
- Delightful Kitchen / Diner opening up to the fully enclosed rear garden
- South-facing garden offering a serene space to sit out & relax
- Converted Outbuilding with living space, kitchen area, elevated bed & wet room
  - Parking for 2 cars
- Located close to the town, the school & the park
- Don't miss out on the chance to make this house your home!



We are delighted to present this charming property that offers a range of fantastic features. The house boasts 2 spacious double Bedrooms, providing ample room for comfortable living. The generous 4-piece Bathroom includes a freestanding roll-top bath - perfect for relaxing and unwinding after a long day.

The Living Room is truly inviting, with a charming gas fire set into the chimneybreast, creating a cosy atmosphere. The delightful Kitchen / Diner is a highlight as it opens up to the fully enclosed rear garden. Not only is the garden south-facing, providing plenty of natural light, but it also offers a serene space to sit out and relax.

One exceptional feature of this property is the converted Outbuilding in the garden. This mini house includes a living space, kitchen area, elevated bed and a wet room. This versatile space could serve as perfect guest accommodation, a potential holiday let, or even a sanctuary for meditation, writing, or a home office.

Parking is convenient with space for 2 cars at the front of the house. Additionally, the location is exceptional as it is close to the town, the school and the park. You'll love being surrounded by similar period properties, creating a charming and cohesive neighbourhood.

We believe this property offers a wonderful opportunity for anyone seeking a comfortable and versatile living space in a fantastic location. Don't miss out on the chance to make this house your home!



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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

## Entrance Porch

Glazed door to property front. Built-in seat. Wood flooring. Door to Entrance Hall.

## Entrance Hall

Wood flooring, radiator, wall lights. Door to Utility Room.

## Utility Room

Space and plumbing for washing machine and tumble dryer. Space for fridge / freezer. Window and door to rear garden.

## Living Room - 16'3" x 16'7" (4.95m x 5.05m)

A spacious room with windows to property front and rear. Attractive beams. Wood burner style gas fire set into chimneybreast. Wood flooring, radiator, TV point. Door to Kitchen / Diner.

## Kitchen / Diner - 16'4" x 10'8" (4.98m x 3.25m)

## Diner

A great space with ample room for dining. Radiator, tiled flooring. Stairs rising to First Floor. Glazed stable door to rear garden. Opening to Kitchen.

## Kitchen

Equipped with a range of eye and base level cabinets, matching drawers, wood block and slate work surfaces with tiled splashbacking. Butler sink unit with mixer tap over. Built-in 4-ring gas hob with extractor canopy over, built-in electric eye level double oven. Integrated dishwasher. Space for fridge. Window to driveway.

## First Floor Landing

Window. Hatch access to loft space. Fitted carpet.

## Bedroom 1 - 17'5" x 9'7" (5.3m x 2.92m)

A spacious main Bedroom with window overlooking the rear garden. Fitted carpet, radiator, picture rail.

## Bedroom 2 - 16'7" x 8'6" (5.05m x 2.6m)

A spacious Bedroom with window overlooking the rear garden. Fitted carpet, radiator, picture rail.

## Bathroom - 12'4" x 8'11" (3.76m x 2.72m)

A luxury Bathroom with freestanding rolltop bath, pedestal wash hand basin, close couple WC and corner shower enclosure. Tile effect vinyl flooring, radiator. Window.

## Outside

To the front of the property is a brick-paved hardstanding providing parking for 2 cars.

To the rear of the property is a fully enclosed, south-facing garden with a large decked area providing a great space to sit out and relax and leading to a wooden Storage Shed. A central courtyard features an area of lawn with raised planted borders and a further Storage Shed. The garden also houses "Pete's Lodge".

## Pete's Lodge

An amazing, self-contained Annexe building with wood flooring, power and light connected. Glazed roof light and window to garden.

Equipped with a range of Kitchen cabinets, work surfaces and a single bowl sink unit with mixer tap over with tiled splashbacking.

Fully tiled Wet Room with shower area and combination 2-in-1 WC and wash hand basin.

Steps lead up from the living space to a raised bed area.

We think that this space is very unique and would be perfect for guests, could maybe serve as an Airbnb or



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would be perfect for those looking for some quiet space to reflect.

**Council Tax Band**

C - Torridge District Council

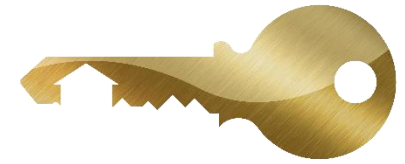


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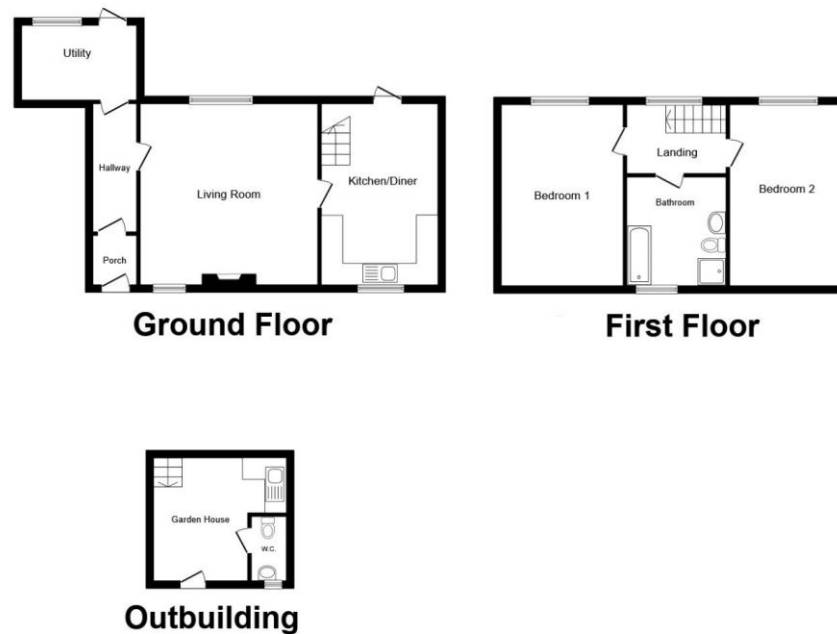


# Glen Cottage West, Orchard Hill, Bideford, Devon, EX39 2RA



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

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.

## Directions

From Bideford Quay proceed in the direction of Northam passing Morrisons Supermarket on your right hand side. Having just passed Rydon Garage on your left hand side, take the right hand turning onto Orchard Hill. Proceed up the road for a short distance to where Glen Cottage West will be situated on your right hand side clearly displaying a name plate.

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 able 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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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.

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

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	