



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Hillcote West  
First Raleigh  
Bideford  
Devon  
EX39 3NJ

**Asking Price: £575,000 Freehold**



Changing Lifestyles

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



Hillcote West, First Raleigh, Bideford, Devon, EX39 3NJ

A SUBSTANTIAL SEMI-DETACHED PERIOD HOUSE OCCUPYING A PRESTIGIOUS LOCATION



- 5 Bedrooms (2 En-suite)
- Dining Room with wood burning stove
- Contemporary Kitchen overlooking the front garden
  - Useful Utility Room
- Grand Living Room which opens to the Veranda & is the true hub of the home
- Sun Room opening to the front lawn via bi-fold doors
  - Wonderful countryside views
  - Exciting & varied gardens
- Hillcote West truly is an exceptional property that seems to offer it all - character, space and, of course, location



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

## Overview

Situated in a prestigious location on the quiet outskirts of Bideford, this is a wonderful opportunity to acquire a substantial 5 Bedroom semi-detached period house. This charming home would suit the largest of families and would also make a wonderful residence for couples looking for something special as well as that little bit of extra living space.

There are some wonderful countryside views from the house and grounds whilst the gardens are exciting and varied.

The house is approached via a private lane that leads gently away from the town into the wooded outskirts. The entrance to Hillcote West ascends from this lane up to the elevated level ground where the house resides. At the lower level there is some level ground that is cut into the hillside providing space for the erection of a garage or, perhaps, a holiday let, subject to the necessary planning approval. At the upper level, the drive passes a newly constructed property on your left before you reach the allocated parking spaces belonging to Hillcote West. On your left hand side there is a lovely, level lawned area which provides a perfect space for recreation whether young or old. There is also a large, newly constructed wooden shed which is ideal for storage but could be utilised further. A patio area wraps around the house providing plenty of space to sit out and relax and enjoy the sunshine and the pleasant wooded surroundings. This is a great home for those who want to feel close to nature and there are covered areas of patio on either side of the house for rainier days. The garden also extends beyond the lawned garden up into the hillside where stone paths lead the way and exceptional views towards the town can be enjoyed.

The house, itself, is accessed via French doors that lead to an Entrance Hall flooded with natural light from the overhead Velux roof light. The Hallway gives access to the Dining Room which is a versatile space that could be utilised for a variety of purposes. It is currently utilised as a dining space and features a wood burning stove. The Kitchen has a nice contemporary feel about it and it looks out directly upon the lawned front garden. There is plenty of cupboard and surface space as well as a built-in gas hob and electric oven. There is room for an American style fridge / freezer and there is space and plumbing for a dishwasher. Complementing the Kitchen, there is a useful Utility Room which houses the gas boiler and has space for both a washing machine and a tumble dryer. The grand Living Room provides an exceptional space for relaxing and leisure and is the true hub of the home. The Living Room has 3 sets of French doors leading to the Veranda, a log burning stove, exposed wooden floorboards, dado and picture rails and a lovely ceiling rose. This room provides a great sense of space and harkens back to a more exciting age of architecture. The Living Room leads onto the Sun Room which, in turn, opens to the front lawn via bi-fold doors. There are 2 Velux roof lights which flood this room with natural light making it a great space that seamlessly transitions the indoor / outdoor boundary.

On the First Floor there are 4 spacious Bedrooms with the largest Bedroom having built-in wardrobes and an En-suite Shower Room. The other 3 Bedrooms are served by a contemporary Bathroom. The outlook from the windows is appealing and takes in the best of the wonderful surrounds of the house. Further stairs ascend to the Second Floor where the largest of the Bedrooms will be found which also has its own En-suite Bathroom. The Bedroom is large enough to provide space for sleeping as well as space for a living area - making it perfect for a teenager looking for a little extra freedom and privacy.

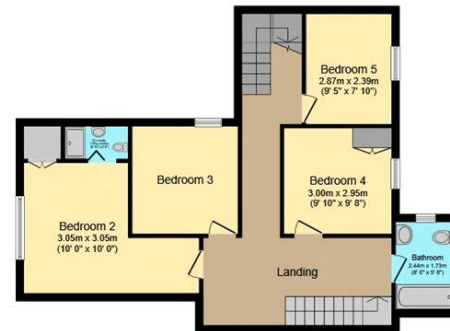
Hillcote West truly is an exceptional property that seems to offer it all - character, space and, of course, location. There are plenty of little details that can only be seen and appreciated upon a viewing and, as such, we would highly recommend booking a visit.

## Council Tax Band

E - Torridge District Council



**Ground Floor**  
Floor area 125.2 m<sup>2</sup> (1,348 sq.ft.)



**First Floor**  
Floor area 69.6 m<sup>2</sup> (749 sq.ft.)



**Second Floor**  
Floor area 37.6 m<sup>2</sup> (405 sq.ft.)

**TOTAL: 232.4 m<sup>2</sup> (2,502 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







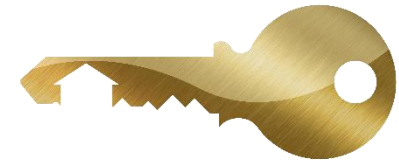
Hillcote West, First Raleigh, Bideford, Devon, EX39 3NJ



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

Hillcote West, First Raleigh, Bideford, Devon, EX39 3NJ



## 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 towards Northam passing Morrisons Supermarket on your right hand side. Take the second left hand turning onto Northam Road and take the first right hand turning onto First Raleigh. Continue along this road as it heads uphill and then levels out. The signpost for 'Hillcote West' will be situated on your right hand side marking out the drive up to the property.

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.

Changing Lifestyles

01237 479 999  
bideford@bopproperty.com

## 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)

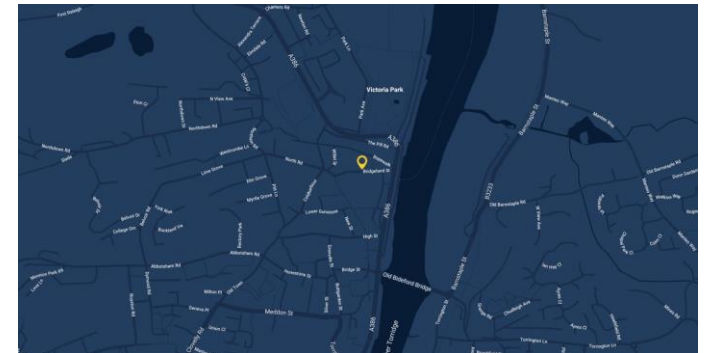
### Have a property to sell or let?

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>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	53	
(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	