



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

10 Park Lane  
Bideford  
Devon  
EX39 2QL

**Asking Price: £340,000 Freehold**



Changing Lifestyles

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

10 Park Lane, Bideford, Devon, EX39 2QL

## A MAGNIFICENT HOUSE BOASTING STUNNING VIEWS OVER VICTORIA PARK



- 4 Bedrooms (1 En-suite)
- Cosy Living Room & additional Sitting Room
- Spectacular ground floor extension with impressive apex roof & bi-fold doors opening to the fully enclosed courtyard garden
- Fully enclosed courtyard garden with storage shed & cupboards
- Close to Bideford Town Centre, shops, cafes & restaurants
- Presented in immaculate condition
- Plentiful permit parking nearby
- A stunning property offering charm, style & modern convenience in a sought after location



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## Overview

Beautifully renovated over the years, this home now presents immaculate accommodation arranged over 3 floors. From the moment you step inside, you'll appreciate the perfect balance of period charm and modern style. The Living Room exudes warmth, featuring a bay window and a charming exposed brick wall, making it the ideal space to relax after a long day. A second Sitting Room offers additional versatility and comfort, complete with a wood burning stove equipped with an ingenious heat-transfer system that efficiently channels warmth into the ground floor extension.

The heart of this home lies in its spectacular ground-floor extension. Flooded with natural light from multiple Velux windows set into the impressive apex roof, this open-plan living space offers everything you need for modern living. For "outdoorsy" types there is a convenient Wet Room, perfect for showering after a surf or useful to clean off muddy dogs. The well-equipped Kitchen features a built-in oven, hob, pop-up extractor, dishwasher and fridge / freezer, while an adjoining Dining area is cleverly interconnected through an opening in the stone wall, providing a seamless flow for entertaining or family life. The Living area within this space is the ultimate hub of the home, ideal for relaxing year-round. In summer, the bi-fold doors open effortlessly to the fully enclosed courtyard garden, creating a seamless indoor-outdoor living experience. For winter evenings, high quality remote-controlled blinds block out the world while underfloor heating transforms the space into a cosy retreat.

The courtyard garden is fully enclosed and thoughtfully designed, featuring a storage shed and practical cupboards built into the fencing for added convenience. Whether enjoying sunny mornings with coffee or hosting an al fresco dinner, this outdoor space is perfect for any occasion.

The first floor offers a luxurious Main Bedroom with 2 large windows overlooking Victoria Park. A second double Bedroom on this level is equally appealing, while the contemporary Family Bathroom impresses with its his 'n' hers sinks and underfloor heating, adding a touch of indulgence.

On the top floor, you'll find 2 additional Bedrooms, one with an En-suite Shower Room, offering flexibility for guests or growing families. This thoughtful layout ensures that everyone has their own space while maintaining the home's sense of comfort and charm.

Practicality is another highlight, with plentiful permit parking available along Park Lane and nearby streets, though everything you need is within walking distance, further enhancing the property's appeal.

This exceptional home is a rare gem, offering period character, premium living spaces, and an unbeatable location. Whether you're a couple, a family, or seeking a turn-key holiday home, this property delivers comfort, style, and convenience in equal measure. With its idyllic setting, versatile spaces, and premium features, it is sure to attract significant interest. Don't miss the chance to own this premier period property - schedule your viewing today and make 10 Park Lane your new home.

### Council Tax Band

B - Torridge District Council



TOTAL: 161.3 m<sup>2</sup> (1,736 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



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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 in the direction of Northam, with the River Torridge on your right hand side, and upon reaching Victoria Park take the right hand turning into Park Avenue and follow the road as it bears left into Park Lane where number 10 will be found on your left hand side clearly displaying a numberplate.

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.

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

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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>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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	

