



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

17 Ford Rise  
Bideford  
Devon  
EX39 5GB

**Guide Price: £850,000 Freehold**



Changing Lifestyles

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

17 Ford Rise, Bideford, Devon, EX39 5GB

## A SPACIOUS HOME - IDEAL FOR FAMILIES OR MULTI-GENERATIONAL LIVING



- 6 Bedrooms
- Breathtaking estuary & countryside views
- Lower Ground Floor offers scope for a self-contained apartment or office
  - Modern Kitchen
  - Luxury Bathrooms & En-suites
- Elegant Interiors – Light-filled living spaces, solid oak flooring & stylish decor throughout
- Expansive wrap-around gardens with estuary views
- Private gated driveway parking & Double Garage
- Walking distance to Bideford, riverside walks & the Tarka Trail



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## Overview

Nestled in an elevated position with breathtaking views over the River Torridge and rolling countryside beyond, this exceptional detached residence offers a unique blend of space, style and versatility. Perfectly located on the outskirts of historic Bideford, this home is just a short walk from the town centre, its charming quayside and excellent local amenities.

From the moment you arrive, the private gated entrance and generous off-street parking for multiple vehicles set the tone for the impressive accommodation within. The property's wrap-around gardens, featuring mature trees, lush lawns and thoughtfully designed patio and decking areas, provide a tranquil retreat while making the most of the stunning estuary views.

This deceptively spacious home is beautifully presented and boasts versatile accommodation ideal for a large family, multi-generational living, or business potential. The Lower Ground Floor presents an exciting opportunity to create a self-contained annexe or home office, subject to necessary permissions.

Inside, the home is light-filled and thoughtfully designed to embrace its spectacular surroundings. The dual aspect Sitting Room is a showstopper, featuring solid oak flooring and expansive panoramic windows framing uninterrupted estuary and countryside views. Flowing seamlessly into the elegant Dining Room, this space is perfect for entertaining or simply unwinding while watching the sunset over the river.

The well-equipped Kitchen boasts painted oak fronted cabinetry, integrated appliances and sleek worktops, complemented by under-cabinet lighting. Whether you're preparing a family feast or a quick coffee, this space is both stylish and functional.

The home offers 6 well-proportioned Bedrooms, many enjoying picturesque river views. The Principal Suite features built-in wardrobes and a private En-suite, while additional Bedrooms provide ample storage and flexibility for family living. A Family Bathroom with a spa bath adds a touch of indulgence.

Upstairs, 2 further Bedrooms, a Dressing Room and additional storage offer a private retreat, while the Lower Ground Floor includes a gym, games room and extensive storage areas – all of which could be repurposed to suit individual needs.

Bideford is a vibrant port and market town with a rich maritime history, offering a superb quality of life. The property is within easy reach of scenic riverside walks, the Tarka Trail for cycling and hiking, and a wealth of water sports opportunities on the River Torridge. Excellent schools, independent shops and a variety of restaurants and cafés ensure everything you need is close at hand.

For those seeking a truly special home that balances space, style and stunning surroundings, this property is an unmissable opportunity.

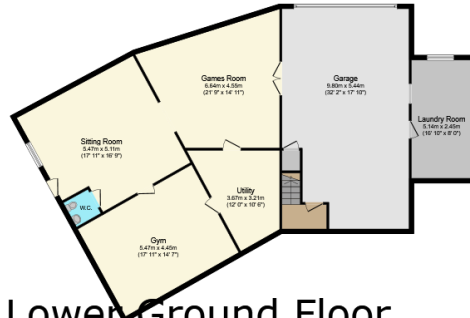
Viewings strictly by appointment – contact us today to arrange yours.

### Agents Note

These individual storage rooms could be adapted to create a self-contained apartment / annexe, subject to the relevant planning permissions.

### Council Tax Band

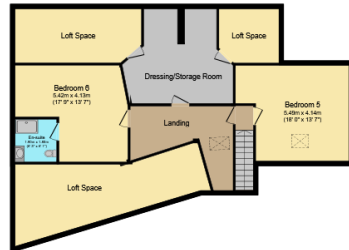
E - Torridge District Council



**Lower Ground Floor**  
Floor area 170.7 m<sup>2</sup> (1,837 sq.ft.)



**Ground Floor**  
Floor area 170.5 m<sup>2</sup> (1,836 sq.ft.)



**First Floor**  
Floor area 116.1 m<sup>2</sup> (1,250 sq.ft.)

**TOTAL: 457.3 m<sup>2</sup> (4,922 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 inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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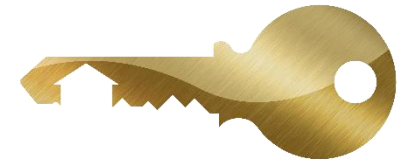
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## Area Information

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, with the River Torridge on your left hand side, proceed towards Torrington. Take the left hand turning at the mini roundabout signposted towards Torrington on the A386. Continue along this road for a short distance taking the first right hand turning into Ford Rise then turn immediately right to where the property can be found at the end of the road.

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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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>	71	79
(55-68) <b>D</b>		
(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	