



Glenville Orchard Hill, Bideford, EX39 2RA

Guide Price £550,000

- Impressive Period Home
- Spacious Well Planned Accommodation
- Character Features
- Double Garage
- Three Reception Rooms
- Delightful Walled Garden
- Convenient Location
- Close To Town
- Double Glazed Sash Windows Throughout
- Must See

Glenville, Orchard Hill

Morris and Bott are delighted to introduce Glenville, a remarkable period home, that offers the most impressive of living spaces, situated in a convenient location Orchard Hill, close to town and amenities. The property boasts an array of attractive character features and offers spacious, well-planned accommodation throughout. In brief the property offers three reception rooms, a charming sunroom and a well fitted kitchen. Followed by four generously proportioned bedrooms, two with ensembles, a large family bathroom and an attic room. The property enjoys an extensive and well-kept garden with a double garage and parking in front. We highly recommend viewing this property to truly appreciate the sheer space and wealth of character this property has to offer.



Council Tax Band: E



Ground Floor

Entrance Hall

Welcomes you into the home.

Dining Room

15'8" x 11'3"

This light and spacious room is found adjacent to the kitchen, and offers ample space for a large family dining table and featuring a stunning double glazed sash window, flooding the room with natural light. The room also boasts a handy worktop space with hand level units providing additional storage space.

Kitchen

14'11" x 13'2"

The kitchen is well fitted with a range of matching hand and eye level units, with a marble effect worktop and boasting a range of attractive features including a gas fired Aga range cooker, a large walk in pantry and access into the rear garden accompanied by space for a fridge freezer, washing machine and tumble dryer.

Lounge

21'11" x 14'9"

This light and spacious room benefits from high ceilings and a charming ceiling mosaic. A large sash window and tall glass doors into the sunroom allow for plenty of natural light. In addition, a delightful gas fire offers a real focal point for the room.

Sitting Room

17'5" x 14'8"

The sitting room also benefits from high ceilings with original mosaic pattern. The room enjoys plenty of natural light from the sunroom and a side window.

Sunroom

9'11" x 7'3"

Adjoining both the lounge and sitting room this charming addition to the living space offers a serene escape ideal as a home office or soaking up the sun.

Rear Porch

7'5" x 7'3"

First Floor

Bedroom One

15'2" x 12'10"

A very large double room with two double glazed sash windows and a private ensuite.

Ensuite

11'0" x 4'2"

A white suite comprising a shower cubicle, low level WC and hand wash basin.

Bedroom Two

16'10" x 13'6"

A further large double room with ensuite, boasting two large double glazed sash windows.

Ensuite

9'7" x 4'0"

A white suite comprising a corner shower cubicle, low level WC and hand wash basin.

Bedroom Three

12'6" x 11'10"

A generously sized double found at the rear of the property overlooking the garden, with two large double glazed sash windows.

Bedroom Four

10'0" x 9'6"

A good sized single room found at the front of the property with a large double glazed sash window.

Bathroom

11'8" x 7'5"

Comprising a bath, corner shower cubicle, bidet, low level WC and hand wash basin.

Attic Room

29'11" x 13'2"

Accessed via stairs and a sliding hatch door, the attic room offers a large amount of storage space.

Outside

The private enclosed walled garden is reached via steps down from the kitchen. The garden enjoys a large patio area, lawn, bordered by an array of mature shrubs. The perfect place to while away a sunny afternoon.

Garage

18'11" x 18'6"

This double garage is accessed two separate up and over electric doors, and a handy personal door that offers access into the garden. The garage is equipped with electric and light. Parking space in front.

Services

All mains services connected. Gas fired central heating.

Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.





Directions

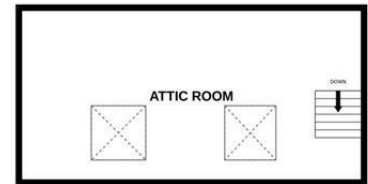
From Bideford Quay proceed North towards Northam, Appledore & Westward Ho! passing Morrisons on your right hand side. Continue on this road and take the 4th turning right into Orchard Hill where Glenville will be found on your right hand side.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

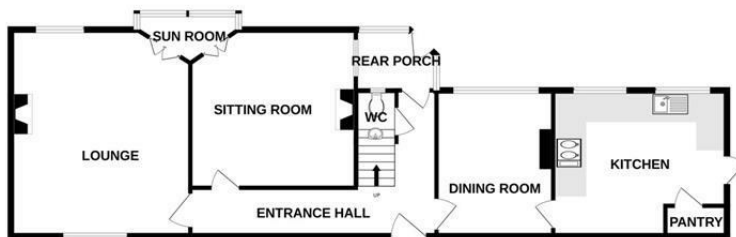
1ST FLOOR



2ND FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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