



Goodamoor, Grange Road, Bideford, EX39 4AR

Guide Price £945,000

- Fabulous River And Town Views
- Hot Tub
- Current Operating As A Successful Holiday Home
- Video Tour Available!
- Short Distance to Amenities
- Spacious Garden
- Can Be Purchased As A Going Concern
- 7 Bedrooms
- Adaptable Accommodation
- Many Original Features

Goodamoor, Grange Road

Morris and Bott are delighted to introduce this most impressive Edwardian residence, occupying an elevated position with un-matched views of the River Torridge, the Old Bridge, and charming port town of Bideford. Constructed in 1904, the property offers seven spacious double bedrooms and is presently utilised as a thriving 5-star rated holiday rental, making it available for sale as a turnkey operation for potential buyers (Details available upon request). Additionally, the property is well-suited for those seeking multi-generational living arrangements, with the inclusion of a self-contained apartment and a ground floor bedroom/wet room. NO CHAIN.



Council Tax Band: F



Location

Goodamoor is situated on Grange Road, a private residential cul-de-sac, benefiting from an elevated position, that opens out panoramic river views. It offers close proximity to town and is just a brief drive from the A39 Atlantic Highway, connecting Bideford to the larger town of Barnstaple, which is approximately 9 miles away. The location is convenient for accessing the nearby coastal villages of Appledore and Instow, the Southwest Coastal Path and the wealth of popular sandy beaches. In addition, the well-regarded Tarka Trail is only a few minutes' walk away.

Entrance Hall

Welcomes you into the home featuring tessellated Edwardian tiled floor and original wooden parquet flooring.

Lounge

21'8"(max) x 15'0"

A spacious lounge with high ceilings and double-glazed sash windows, complete with cosy window seating. The room showcases an original Edwardian fireplace, exposed wooden floorboards and coving along the ceiling completed by a central ceiling rose.

Dining Room

22'1"(max) x 15'0"

A spacious room with sash windows to the front, with high ceilings and an open fire nestled in the original Edwardian iron surround.

Kitchen

14'4" x 12'7"

The kitchen is equipped with a range of contemporary units, with matching eye-level cupboards with soft-close doors and a sleek worktop. The kitchen includes two built-in eye-level electric ovens, microwave, a four-ring induction hob with concealed extractor fan overhead and an integrated dishwasher. Illuminated by over/under unit lighting with the addition of a handy walk-in under-stairs pantry.

Utility/Boiler Room

12'5" x 11'10"

This handy room features a single sash window to the side and under-floor heating. It houses the wall-mounted gas central heating boiler that serves both the heating system and hot water. The room also includes further worktop space with a sink and drainer with additional space for white goods.

Conservatory

15'10" x 11'9"

Accessed through the dining room, the conservatory features a uPVC double glazed construction with tessellated ceramic tiled flooring and double doors opening to the garden.

Bedroom Seven

13'10" x 12'6"

A double bedroom with sash window to the side and a charming fireplace with a period wood and brick surround.

Ensuite/Wet room

8'11" x 7'1"

Equipped with a shower cubicle, hand wash basin and low level WC. The space is illuminated by a Velux window and includes a ladder-style heated chrome towel rail.

Cloakroom & WC

7'6" x 7'7"

A handy additional utility boasting a Velux window and fitted shelving with base units accompanied by a worktop.

First Floor

Bedroom One

21'6"(max) x 14'11"

A double bedroom enjoying scenic views over the river and beyond. Featuring a sash bay window and a charming fireplace with an Edwardian iron surround.

Bedroom Two

19'11" (max) x 15'0"

A further good sized double bedroom enjoying far reaching views. Featuring a sash bay window and characterful fireplace.

Jack and Jill Bathroom

10'9" x 8'3"

Accessed from the landing and bedroom one, the bathroom is fitted with a four-piece suite comprising a deep roll-top bath, hand wash basin, separate shower cubicle, heated chrome towel rail, and a low level WC. A half-glazed door provides access to the exterior front balcony, offering delightful views over the river.

Bedroom Three

15'8" x 13'9"

A triple bedroom with original sash window and an Edwardian fireplace with iron surround.

Bedroom Four

14'4" x 13'6"

A double bedroom with original sash window to the side and an Edwardian fireplace, with the addition of handy built in storage.

Bathroom

9'9" x 8'9"

The family bathroom, accessed via the inner hallway features a three-piece white suite comprising a bath, hand wash basin, and a corner shower cubicle. Additionally, there is an airing cupboard with a hot water cylinder and fitted shelves. The bathroom is accompanied by a separate WC.

Second Floor

Lounge/Games Room

16'3" x 16'3"

A spacious room with original sash windows, Edwardian fireplace with iron surround and far-reaching estuary views.

Kitchen/Breakfast Room

15'7" x 13'10"

Equipped with a contemporary matching set of white units, this kitchen offers plumbing available for both a washing machine and a slimline dishwasher. The central island is designed with an integrated four-ring electric ceramic hob, an integrated electric fan-assisted oven, sink with drainer and convenient storage drawers. Wall-mounted combi gas boiler serves the independent heating system and hot water for the 2nd floor.

Bedroom Five

16'0" x 14'3"

A triple bedroom with original sash windows overlooking the rear garden, and Edwardian fireplace with iron surround.

Bedroom Six

A further double bedroom with original sash windows boasting far-reaching views over the estuary, and Edwardian fireplace with iron surround.

Bathroom

10'7" x 8'0"

This contemporary-styled bathroom with walk-in double shower cubicle with a power shower, a modern freestanding bath and twin sink unit with soft-close drawer storage underneath, a low level WC, heated towel rail and Velux roof window for natural light.

Outside

Workshop

This area is accessed from the rear courtyard and is equipped with power and lighting, and there is a separate log store and skylight for natural light.

Garage

24'7" x 13'1"

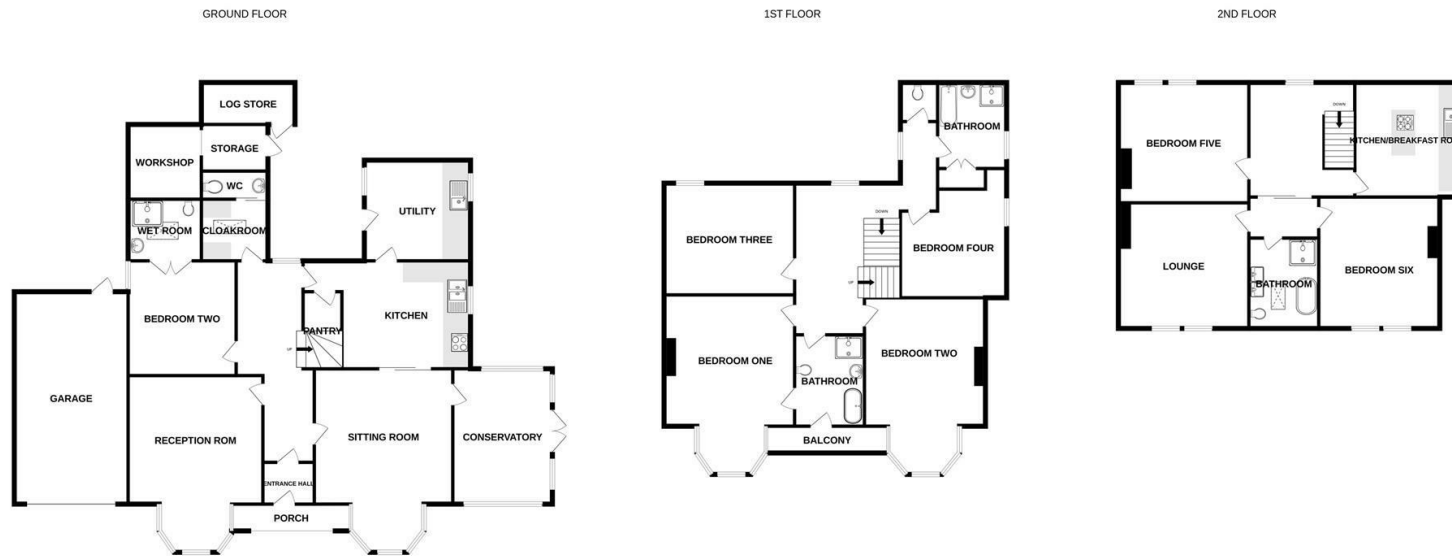
The attached double garage is well-appointed with power and lighting. It offers a spacious loft storage area, fully boarded and equipped with power there is also a remote-controlled electric up-and-over door.

Gardens

The level garden situated at the front of the house provides breathtaking views of the River Torridge, Bideford Quay, and beyond. Offering a combination of lawn, a paved patio, and flower borders housing a diverse array of established shrubs, saplings, and flowering plants. There is ample parking available on the front drive, accessible through a pair of large gates at the property entrance. Pedestrian access is also facilitated through a single gate leading from the front garden to the side of the house. Steps lead up to the secluded rear garden, with a lawn, various fruit trees, bushes and a paved terrace. Mature trees line the rear boundary of the property.







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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Directions

From our office on Bideford Quay, proceed South towards Torrington. At the mini-roundabout turn left onto The Old Bridge. At the next mini-roundabout, proceed straight ahead and continue under the old railway bridge and up the hill. From here, either take the second left into Grange Road (it is a sharp hairpin turn so utilise the whole road) alternatively, proceed to the top of the hill, proceed all of the way around the roundabout and continue back down the hill taking the right hand turn into Grange Road. Keep to the left and follow the road to 2x pillars on the right hand side. Continue between the pillars and the property will be found after a short distance on the right hand side.

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 77 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 50 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

