



12 Kenwith Road, Bideford, EX39 3NW

Price Guide £595,000

- Contemporary Family Home
- Panoramic Views Over Local Nature Reserve
- Large Master With Ensuite
- Stunning Converted Living Space
- Sought After Location
- Garage & Off-Road Parking
- Large Tiered Garden
- Close To Town
- Must See!

12 Kenwith Road, Bideford EX39 3NW

Introducing a truly unique and exceptional family home, No. 12 Kenwith Road occupies a prime position at the top of this sought-after street in Bideford. Perched above the town and nature reserve, it offers breathtaking panoramic views over the protected space. Transformed by the current owners, this home has evolved from a standard property into a spacious, contemporary haven. Designed with modern family living in mind, the spectacular south-facing living spaces are bathed in natural light, perfectly framing the scenery beyond. At the heart of the home, the luxurious master suite is a true highlight, complete with a generous walk-in wardrobe and a well-appointed en-suite. Alongside this, there are three further double bedrooms, a stylish family shower & bathroom, and an integral garage. Outside, the large, private tiered garden offers multiple spaces to relax and soak in the stunning surroundings. With its panoramic views and thoughtfully designed interiors, this is a home that truly must be seen to be fully appreciated.



Council Tax Band: D



Ground Floor

Entrance Hall

Welcoming you into the home, the entrance immediately offers a sense of space, setting the tone for the rest of the property.

Bedroom Three

12'9" x 10'9"

A spacious double room found at the front of the home.

Bedroom Four

12'1" x 9'3"

A further double bedroom with built in wardrobes.

Utility

7'6" x 6'2"

Offering valuable extra worktop space and housing the gas-fired central heating, the utility room is a practical addition—ideal for keeping white goods tucked away while also providing additional storage.

Bathroom

8'5" x 5'5"

A modern three piece suite comprising a bath with mixer tap, low level WC, hand wash basin and heated towel rail.

Kitchen/Diner

23'7" x 12'7"

The kitchen/diner has been thoughtfully designed to seamlessly connect with the sunroom, maximizing the natural light drawn in from its south-facing aspect. It is well fitted with a range of modern hand and eye-level units,

incorporating built-in appliances, including a large five-ring hob, dishwasher, fridge/freezer, and a sink with drainer. There is also ample space for a dining table and chairs, while double doors provide a smooth transition into the lounge.

Lounge

21'1" x 12'11"

A bright and spacious room benefiting from a south-facing aspect and a connection to the sunroom. A cosy gas burner adds warmth and charm, making it the perfect retreat for cold winter nights.

Sun Room

25'1" x 9'9"

A breathtaking space that floods the living accommodation with natural light while offering stunning views over Bideford's nature reserve. With ample room for additional seating and a dining area, this versatile space also features stairs leading down to the rear garden

First Floor

Bedroom One

22'3" x 14'1"

Originally two bedrooms, the owners have reconfigured the space to create a spacious and luxurious master suite. This impressive room features a generous walk-in wardrobe, a private en-suite, and a south-facing dual aspect, allowing for breathtaking views to be enjoyed throughout.

Ensuite

8'6" x 7'1"

A modern three piece suite, comprising a shower cubicle, low level WC and hand wash basin.

Bedroom Two

15'11" x 14'3" narr to 7'9"

A further double bedroom at the front of the property.

Shower Room

11'3" x 5'3"

A modern three piece suite, comprising a shower cubicle, low level WC, large hand wash basin and built in storage cupboard.

Outside

At the front of the property, there is ample parking for multiple vehicles, along with side access to the rear garden, garage entry, and steps leading to the front door. The rear garden is a beautifully maintained, with a large tiered space featuring a variety of landscaped areas. Thoughtfully designed by the current owners, it includes a spacious patio, a lawn area, and a winding pathway that meanders through an array of vibrant shrubs and plants. Additionally, the garden offers multiple seating areas, a large storage shed, and breathtaking views that can be enjoyed from every corner.

Garage

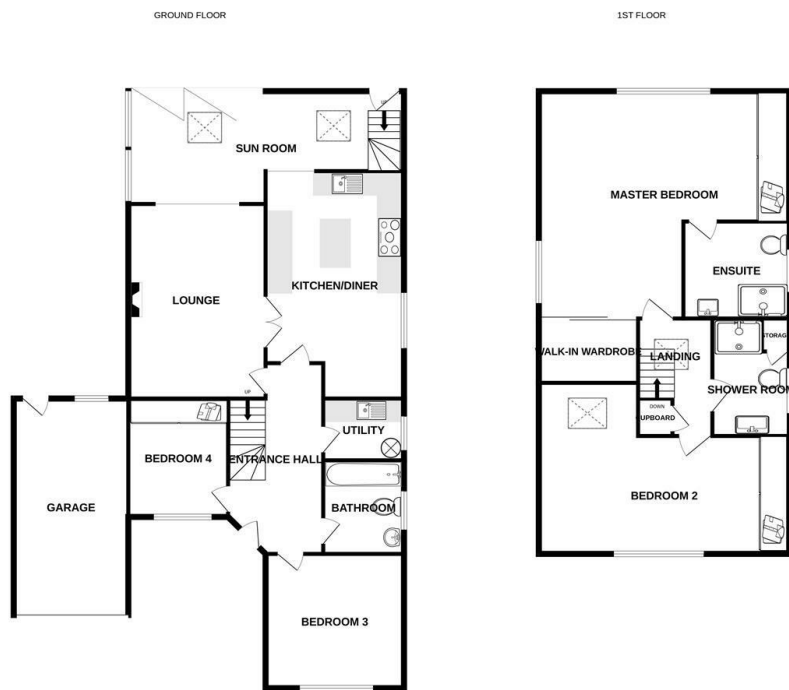
A generously sized single garage with extra depth, fully equipped with electricity and lighting.

Services

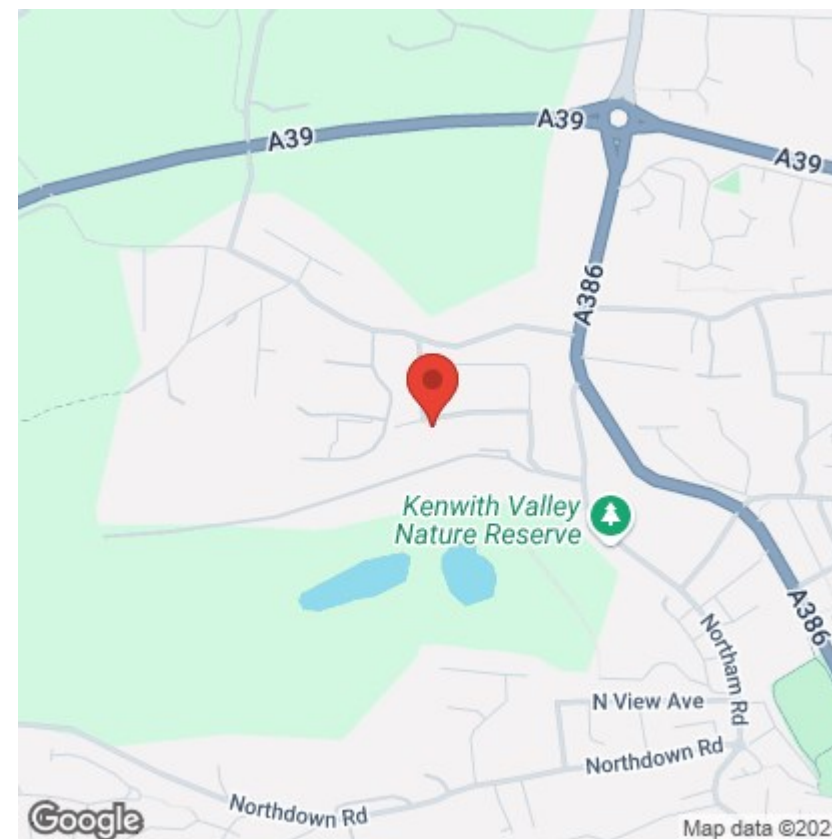
Gas fired central heating, all mains services connected.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or misstatement. 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 Bideford Quay, head along Kingsley Road, passing Morrisons on your right-hand side. Continue straight until you reach Rydon Garage on your left, then take the immediate left after the garage, signposted for Raleigh Hill. Take the next turn onto Southcott Road, proceed up the hill, and the property will be straight ahead on Kenwith Road.

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	81
England & Wales EU Directive 2002/91/EC		