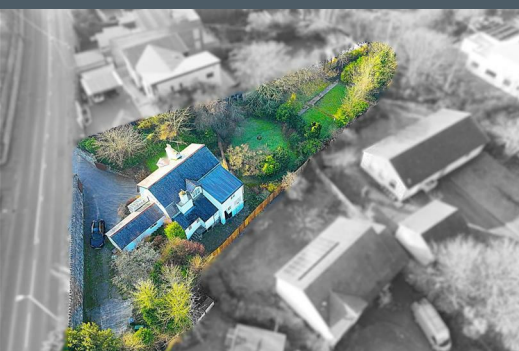


LAUREL & WYLDE

E S T A T E A G E N T S



Swiss Cottage Anstey Way, Bideford, Devon EX39 4JQ £650,000

*** IF BROWSING ON YOUR PHONE, PLEASE CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO *** WHAT A TRULY SPECTACULAR OPPORTUNITY TO ACQUIRE THIS WONDERFUL DETACHED FAMILY RESIDENCE ONLY A COUPLE OF MINUTES DRIVE AND UNDER 10 MINUTES WALK TO INSTOW BEACH *** OFFERING HUGE POTENTIAL FOR RENOVATING INTO THE PERFECT FAMILY OR HOLIDAY HOME BY THE SEA *** OVER 2,200 SQ/FT OF SPACE / ACCOMMODATION WITH CELLARS BELOW *** LIVING / FAMILY ROOM *** KITCHEN / FAMILY ROOM *** LARGE DINING ROOM *** SITTING ROOM / STUDY *** STORE ROOM / POTENTIAL PLAY ROOM OR OFFICE *** HOME BAR AREA *** TWO UTILITY ROOMS *** PANTRY *** CLOAKROOM *** GARDEN ROOM *** FOUR BEDROOMS *** LARGE EN-SUITE BATHROOM *** SEPARATE FAMILY SHOWER ROOM *** EXTREMELY DECEPTIVE 0.4 ACRE PLOT WITH A LARGE DRIVEWAY AND 2 FABULOUS GARDEN AREAS *** NO ONWARD CHAIN ***

Entrance Porch

Accessed through two original glazed doors with a obscure glazed wooden panel over, exposed wooden ceiling beams, ceiling light, tiled flooring, door to the main entrance hall. Further glazed door with panels to the side and above leading through to the victorian style green house.



Green House



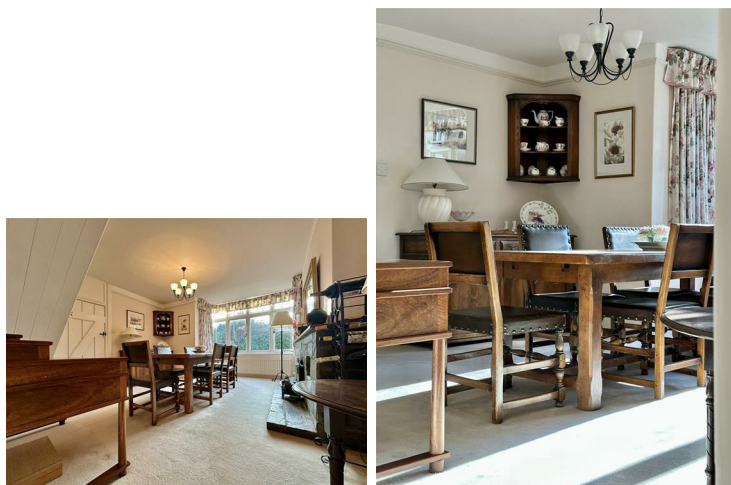
Entrance Hall

Stairs leading to first floor landing, doors to the dining room, kitchen/family room and the office. ceiling light, radiator, solid oak wooden flooring.



Dining Room

A lovely light and airy side aspect room with wooden glazed windows, ceiling light, radiator, feature stone built fireplace. This room could also be used as a second sitting room.



Sitting Room

Split into two area, with a very large wooden glazed bay window overlooking the rear gardens, a second rear aspect wooden glazed window, and a door leading into main garden. Two chandelier style ceiling lights, picture rails, two radiators, and a stone built fireplace with an inset gas flame fire. Door leading into the dining room.



Bar

A great little space joining the main living room and kitchen/family room, previously a hallway, currently being used as a bar area, solid oak wooden flooring, ceiling light, recessed display drinks area, with a chain attached fold down bar.



Kitchen

A side aspect room with wooden glazed windows, two ceiling lights, tiled effect vinyl flooring, doors to the utility room and the bar area. Kitchen has been fitted with a range of comprehensive units with granite effect rolled edge surfaces, integrated oven, floor standing rayburn, integrated fridge, ceramic four ring hob with extractor fan over, ample space for table chairs.



Pantry

A rear aspect room with glazed windows and wooden door leading to outside, with ceiling light, wood effect vinyl flooring, granite effect work surfaces, one bowl sink, space and plumbing for washing machine, tumble dryer, space for a tall fridge/freezer, original wooden feature door leading into the cloakroom.



Larder

A timber built space with rear and a side aspect glazed windows, ceiling light, wood effect vinyl flooring, a range of shelving units.



Cloakroom

A rear aspect room with an obscure wooden glazed window, ceiling light, wood effect vinyl flooring, low level WC.



Utility

A rear aspect room with wooden glazed window, ceiling light, tiled effect vinyl flooring, doors leading to the rear of the property, party/store room and second Utility/washroom. utility has been fitted with a range of base and eye level units with granite work surfaces, inset one and half bowl sink, space and plumbing for dishwasher, tiled splashback.



Study

A front to back room with wooden double glazed window, and wooden single glazed door leading to the front driveway, a partly vaulted ceiling with ceiling beams, two ceiling lights, radiator, solid oak wooden flooring, and a door leading into a further extension.



Master Bedroom

An L shaped front and side aspect room with double glazed windows, range of ceiling lights and wall lights, radiator, doors to a wardrobe, and a very large En-Suite bathroom.



Snug

with vaulted ceiling, ceiling light, wooden flooring, radiator, front and side aspect double glazed windows, ideal for a kids playroom/studio.



Landing

Loft hatch giving access to roof space, two ceiling lights, doors to bedrooms one, two, three, four and family bathroom and large walk in airing cupboard.





En-Suite

With an obscure UPVC double glazed window, ceiling lights, wall lights, low level WC, wash hand basin, and a panel enclosed bath with a hand held shower attachment over.



Bedroom Three

A rear aspect room with UPVC double glazed window providing fabulous views, ceiling light, radiator.



Bedroom Two

A rear and side aspect room with double glazed windows showing those stunning views, ceiling light, radiator.



Bedroom Four

A rear aspect room with a UPVC double glazed window providing stunning views, ceiling light, radiator.



Family Bathroom

A side aspect room with an obscure UPVC double glazed window, part tiled walls, tiled flooring, chrome heated towel rail, low level WC, wash hand basin, and a glazed and tiled shower enclosure with a wall mounted electric shower system over.

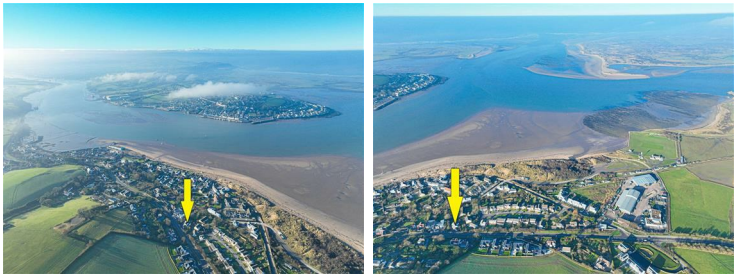


Garden Room



Gardens





Drive and Parking



Plot and Location





Total area: approx. 201.6 sq. metres (2169.7 sq. feet)

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	