



NORTHDOWN LODGE

NORTH VIEW AVENUE, BIDEFORD, DEVON, EX39 3LJ

Exclusive Homes
£550,000

Northdown Lodge is a simply stunning double fronted detached Victorian house, improved by the present owners immensely in recent years. New & old have been blended perfectly, in doing so creating a wonderfully elegant family home extending to c2200 sqft of comfortable living space.

Tucked away, yet conveniently situated within walking distance of the town centre and nearby schools, the property is both spacious & adaptable, with potential for dual occupancy or an Airbnb income.

The contemporary accommodation includes a superb bay front living room with feature fireplace & bespoke fitted cupboards and shelves whilst an additional sitting room lies adjacent with an outlook over the garden.

The hub of the home is the beautiful kitchen/dining room, offering a range of modern cupboards & drawers including built-in appliances of dishwasher, fridge & freezer together with breakfast bar whilst the dining area is bay fronted with an ornamental fireplace.

Completing the ground floor is a games room/snug which serves as an excellent space for children or equally as a dedicated work space. With a useful store room and utility off this room, there is also great potential to create an annexe for a dependent relative or equally a studio for letting purposes.

A feature stair case rises to the first floor, the family bathroom being accessed from the half landing whilst the 4 generous double bedrooms will be found overlooking the front & rear of the property respectively. Bedrooms 1 & 2 are each served by well appointed en-suite shower rooms, comprising double enclosures and heated towel rails. Bedroom also has the benefit of bespoke fitted wardrobes.





Externally the rear garden enjoys a south facing aspect and has been landscaped into useable tiers featuring a level lawn and patio area with seating and bbq space whilst a wealth of thoughtfully positioned shrubs, bushes and trees provide established borders & edging.

To the front of the property is a gravelled parking with iron railings and privet hedge, providing off road parking whilst the side passage is now enclosed with ramped access, creating a great storage area, perfect for bicycles, motorcycles or any other larger hobby items.

Northdown Lodge lies opposite the entrance to the Kenwith Valley Nature Reserve, which is popular with walkers and dog owners and offers an extension to your own outside space, featuring a lake, woodlands and traditional grassland – perfect for a walk and for spotting wildlife.

NEED TO KNOW

All mains services are connected. Gas fired central heating. Under floor heating to the kitchen/dining room. PV Solar Panels with feed-in tariff and battery storage.

Energy Performance Certificate (EPC): C (69)

Council Tax: Band E (£2,930.72 per annum)

DIRECTIONS

From Bideford Quay, proceed along Kingsley Road and upon reaching the cross road, shortly after passing Morrisons on the right, turn left onto Alexandra Terrace. At the end of the road turn left onto Northam Road and continue for a short distance, as you approach North View Avenue on the right hand side, turn right (after Little Learners) and continue down the single track road, where Northdown Lodge will be found towards the end on the left hand side.





24 The Quay | Bideford | Devon | EX39 2EZ



rightmove 

t: 01237 422433

e: info@regencyestateagents.com

w: regencyestateagents.com

