



HIGHCLIFFE
71 CLOVELLY ROAD, BIDEFORD, DEVON, EX39 3DG

GUIDE £450,000

Step inside No71, offering a stunning blend of character & contemporary finishes, this is a truly wonderful home offering an abundance of living space over three floors, extending to 2270sq ft (210sq meters) with fantastic high ceilings.

The exquisite nature of the accommodation is immediately evident upon passing through the leaded stained glass door into the entrance hall, where stripped floorboards create a natural flow through the ground floor, leading to all rooms.

Whilst the wonderful, open plan kitchen dining room is very much the hub of the home, living space is plentiful in the form of a bay fronted lounge with feature fire place and wood burning stove, perfect for cosy nights.

A further sitting room is the perfect setting to enjoy a long read or catch up with the latest podcasts and links through to the aforementioned kitchen/dining room, a captivating space and undoubtedly an area where many hours can be lost over a pot of coffee or bottle of wine.

The kitchen features a modern range of cupboards & drawers together with centre island & breakfast bar alongside a Rangemaster oven and Bosch dishwasher whilst the glass roof extension has been transformative and elevates the functionality and aesthetic of this excellent room, meanwhile the pantry adds a more wholesome & traditional touch.

From the kitchen is the utility room providing space for the white goods and access to the ground floor shower room, perfect for muddy paws or sandy toes.

Moving to the upper floors, 3 bedrooms are located on the first floor including the master bedroom, complete with built-in wardrobes, en-suite shower room & bay window with French doors enjoying views over the rear garden towards the countryside.





The spacious family bathroom adds further flourish, a touch of luxury including a statement copper bath and large shower enclosure.

Stairs rise to the second floor bedrooms, each being double rooms and complimented by a well appointed shower room. The landing area also includes a kitchenette, making these rooms perfect for guest visits or independent older children whilst also providing potential for permanent or longer term dual occupancy.

Externally, the rear garden is well balanced in its design, landscaped to provide level lawn and patio seating area, an ideal space for entertaining with a favourable south facing aspect.

Double gates to the right hand side gives access to the garage, and private lane with space to park up to 3 vehicles.

NEED TO KNOW

Garage 17'6 x 8'7 (5.33m x 2.61m). Power connected, up & over door.

Services: All mains services are connected. PV Solar Panels & Battery Storage. EV charging point.

Energy Performance Certificate (EPC): C (70)

NB: Solar Panels were added following the production of the EPC

Council Tax: Band D (£2525.02 per annum)

What3Words: cried.refers.counts





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