

HILLTOP RETREAT, RALEIGH
BIDEFORD, DEVON, EX39 3PA

Exclusive Homes
GUIDE PRICE £1,000,000

Set in the sought-after location of Raleigh Hill, Bideford, 'Hilltop Retreat' is a standout new-build home that offers a rare blend of classic charm and modern comfort.

This one-of-a-kind property has been thoughtfully designed to offer both luxury and practicality with the accommodation arranged over 3 floors to provide adaptability and flexibility. From its private, gated entrance* to the expansive living spaces inside, every part of this home reflects quality and attention to detail.

As you approach through electric gates* the driveway leads to plenty of parking and a detached double garage*. The house itself presents a strong first impression, with a clean double-fronted exterior with a top of the range oak effect board and batten clad finish as well as large double-glazed windows.

Inside, the home offers a flexible layout starting with the ground floor. This level is perfect for a variety of uses - it could be a self-contained annexe for extended family with various provisions installed should a buyer wish to make the most of this practical and adaptable space or simply use as extra bedrooms, a boot room, and a gym, cinema room or games room.

On the first floor, the heart of the house is the large open-plan kitchen fitted with a comprehensive range of high end units complimented by Quartz worktops and a range of integrated appliances including 2 ovens, an induction hob - positioned on the centre counter with retractable extractor rising from the work surface, there is also a dishwasher, wine fridge and undercounter fridge and freezer. This fantastic space flows seamlessly into the dining and living area with Oak herringbone large format parquet complimenting this fantastic space. The layout is made for everyday life as well as entertaining, with two sets of bifold doors that open directly to the garden. A wood burner brings extra warmth and character to the space.







Also on this level is a useful utility room, a convenient shower room, and a home office that enjoys a lovely outlook - perfect for remote work or study.

As you ascend the gallery staircase, natural light pours through the large feature windows, illuminating a wide landing with ample room for a seating area with the space being perfect for pausing to admire the views that make this location so desirable.

On the second floor there are three spacious double bedrooms and a family bathroom, all finished to a high standard. The master suite is the highlight of the floor being a dual aspect room with en suite, and a smart, well-laid-out bedroom space featuring a bath set in the rear bay window overlooking the garden. The attention to detail throughout is notable with extra height doors on this level maintaining the Ash finish to match the handmade staircase as well as skirtings and architraves - a truly exceptional standard.

Outside, the garden is both private and south-facing, making the most of the sun. The garden includes an impressive amphitheatre-style space finished in a clean and fresh resin to the patio and steps - rising to the lawn, with inset waterfall feature set on a bespoke slate backdrop, as well the garden boasting a secluded sunken dining spot (with cable connection for a hot tub) and enjoying far-reaching views.

Tucked away in one of Bideford's most desirable locations, Hilltop Retreat on Raleigh Hill is a special home that offers style, space, and privacy in equal measure. With flexible living options, modern features, and a setting that's both peaceful and connected, it's a property that truly stands out.





****with the property nearing the stage of being complete there are a few finishing touches to be completed including the electric gates & garage mentioned in the text.***

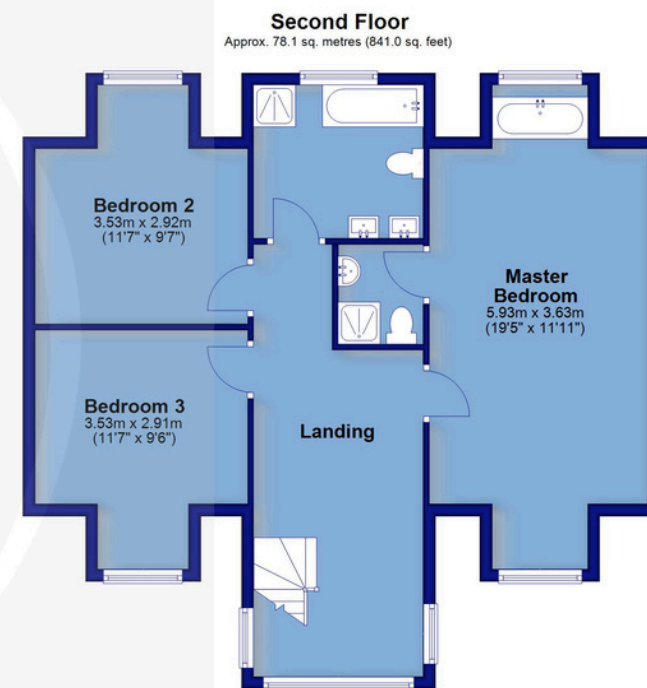
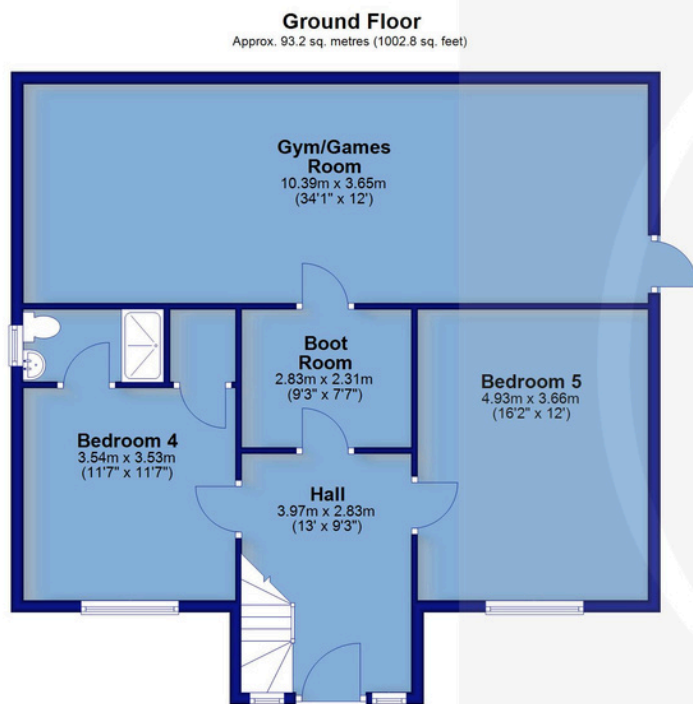
The property is located in a popular area just walking distance from Bideford. Bideford is a peaceful olde worlde market town on the River Torridge. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Services: All mains services are connected.
Energy Performance Certificate: B (85)
Council Tax: TBC





Total area: approx. 265.0 sq. metres (2852.9 sq. feet)

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