



CRESTWOOD
MOUNT PLEASANT, BIDEFORD, DEVON, EX39 4LJ

£695,000

Crestwood is a superb detached residence, extensively improved by the current owners to offer stylish and contemporary accommodation filled with natural light and enjoying picturesque views across the River Torridge.

Occupying an enviable position on Mount Pleasant, this well-proportioned home extends to approximately 1740 sqft, with thoughtfully designed living spaces that perfectly balance comfort and functionality. Of particular note are the remodelled kitchen/dining room and generous lounge, both exceptional spaces for everyday living and entertaining.

The home is entered via a light and airy hallway, setting a welcoming tone for the rest of the property. The lounge is a real statement room, featuring underfloor heating, a striking wood-burning stove for cosy winter evenings, and large feature windows framing views over the front gardens towards the Tarka Trail and River Torridge. Bi-fold doors open to a raised patio, ideal for enjoying the beautiful outlook.

The kitchen/dining room has been cleverly remodelled by combining two former rooms, resulting in a spacious and beautifully finished family hub. The kitchen features bespoke locally crafted cabinetry and modern fittings, creating a perfect setting for cooking and gathering.

Adjoining the kitchen are both a utility room and a conservatory, each providing access to the outside areas. A study offers versatility as a potential fourth bedroom, complemented by a cloakroom opposite for added convenience.

Upstairs, there are three double bedrooms, two of which are front-facing and enjoy delightful river views. The third bedroom benefits from built-in wardrobes and a stylish en-suite shower room. A modern family bathroom completes the first floor, featuring a white suite, a large walk-in shower, and thoughtfully designed niche shelving for everyday essentials.





The property is set within formal and productive gardens, taking full advantage of its south and west-facing aspects. The front garden is laid to lawn with established borders, a small orchard, and a summer house. A side patio provides an additional seating area, perfect for outdoor dining. The rear garden offers a space for productivity, complete with raised beds, a greenhouse, and ample room for growing produce.

Parking is generous, with a brick-paved driveway and additional parking in front of a double garage, one side equipped with an electric roller door and a workshop area to the rear.

Crestwood is one of just seven properties on Mount Pleasant, enjoying a peaceful setting with excellent access to Bideford, Instow and Westleigh via the Tarka Trail.

The popular coastal villages of Westward Ho! and Appledore are just a short drive away, offering a wealth of cafés, restaurants, pubs & bars. The rugged North Devon coastline and South West Coast Path provide endless opportunities for scenic walks, while a selection of nearby sandy beaches ensures plenty of options for family days out.

NEED TO KNOW

Services: Mains gas, electricity & water are connected. Private drainage

Energy Performance Certificate (EPC): D (68)

Council Tax: North Devon Council - Band E (£3,002.52 per annum)

What3Words: body.track.calculating





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