



SHANGRI-LA

GRANGE ROAD, BIDEFORD, EX39 4AR

O.I.R.O £535,000

An exceptional 4 bedroom reverse level modern detached house being individually designed, taking full advantage of the stunning views over the estuary & beyond with spacious & adaptable accommodation including a wonderful 21' living room with vaulted ceiling & adjoining outside balcony together with attractive landscaped gardens, large garage & ample off road parking.

Shangri-La was built in 2005 as an individual one off home to the current owners exacting standards. The reverse level accommodation was designed to take full advantage of the superb views over the River Torridge and across the nearby town whilst sitting on this elevated plot off a private road.

The accommodation will suit a number of uses from being an excellent family home to those seeking a stunning holiday home residence or somewhere to retire to. Whilst being tucked away just off a favoured private road location, it is extremely accessible, being just a few minutes away from the town centre and on the doorstep of the popular Tarka Trail, which runs alongside the river providing excellent walking & cycling spots.

On the ground floor from the entrance hall, an inner door leads into the large 16' x 15' garage with a electric up & over door, which in turn leads into a useful large utility room with sink and a range of units & worktops. Three good sized bedrooms will be found on the ground floor with a family bathroom, whilst one of the bedrooms benefits from an adjoining room which is ideal for use as a home office or hobbies room.

The first floor is where the property really comes to life and the minute you hit the top of the stairs, your attention is drawn into the wonderful living room which takes full advantage of the excellent river views with a good sized balcony & large floor to ceiling windows, together with its impressive vaulted ceiling. Situated off the living room is a well fitted kitchen & a dining area with a further sun room providing access to the rear garden.

The master bedroom is also located on the first floor with access to the balcony & takes full advantage of the views, benefitting from a en-suite bathroom, whilst a separate cloakroom with WC is situated off the landing.

Approached off a quiet no-through road, a gated block paved driveway provides ample parking. The rear garden is a particular feature enjoying areas of privacy with a wealth of flowers, shrubs & bushes together with lawn, decked seating area, attractive pond with timber bridge and a large summer house.





Location

Situated off a quiet yet accessible location within walking distance of the Quayside. The port & market town of Bideford offers a comprehensive range of amenities & shopping facilities together with a good choice of both primary & secondary schooling. The long sandy beach at Westward Ho! & The Royal North Devon Golf Club are within 4 miles. The regional centre of North Devon, Barnstaple, with national rail links is 10 miles distance whilst the motorway network at Junction 27 off the M5 is approximately an hour's drive.

Need To Know

- All mains services are connected.
- Gas fired central heating.
- uPVC double glazed windows.
- Council Tax Band 'E' £2,459.95 per annum.
- EPC - 74 (C),
- Viewings strictly through Regency, on an appointment basis.

Directions

From Bideford Quay proceed over the old bridge, continuing straight across the roundabout (2nd exit) onto Torrington Lane. Continue up the hill, taking the second left onto Grange Road. It should be noted that this is a very sharp left turn, almost back on yourself so it might be easier the first time visiting the location, to continue up the hill to the top where a roundabout can be used to turn around and head down the hill, turning right onto Grange Road instead. Once on Grange Road, follow the road around to the left, passing through two large pillars, then after a short distance the property will be found on the right hand side.





24 The Quay | Bideford | Devon | EX39 2EZ



@RegencyBideford



Regency Bideford



RegencyBideford

t: 01237 422433

e: info@regencystateagents.com

w: www.regencystateagents.com



rightmove 

