

MP



*Exclusive Homes*









## MALLARD POINT

*Old Barnstaple Road, Bideford, EX39 4AJ*

*Offers In The Region Of £1,200,000*

This stunning property has the most amazing views over the river & nearby town whilst sitting in the middle of its own plot of approximately 2 acres, totally unique & rare for this location. Make no mistake about it, this is a once in a lifetime opportunity to own this fantastic home, with the added advantage of outline planning permission within the grounds for the erection of another substantial dwelling.





Being available for the first time in 34 years, Mallard Point is an individual house which was built in the 1930's, enjoying a quiet tucked away location on the outskirts of Bideford, with views over the river that really need to be seen to be fully appreciated.

Extremely rare for this location, the property sits in the middle of a 2-acre plot, with fantastic mature gardens which have been carefully planned & maintained over the years to provide beautiful surroundings.

From the moment you enter the long private driveway, you get the sense that you are approaching something special.

The deceptively large accommodation of 2950 square feet, sprawls over 2 floors, currently providing 6 double bedrooms & 4 reception rooms, making this a superb family home or for those seeking a dual living property.

On the ground floor, together with 3 large bedrooms, a spacious lounge with adjoining sun room leads onto the rear garden, whilst from the split hallway, a separate dining room, breakfast room with stunning river views & the kitchen offer plenty of adaptability to the accommodation. Completing the ground floor is a wet room, 2 cloakrooms with WC's & a useful utility/boot room with a further separate WC.

On the first floor, 3 double bedrooms with stunning views & a bathroom, lend themselves to be easily adapted to create a large master suite if desired.

The elevated position, takes full advantage of some stunning views up & down the river, whilst also enjoying views across to the hustle & bustle of the town & beyond to the nearby countryside. A little bit of everything right on your doorstep.

The beautiful gardens are a real feature of the property, wrapping around the house & providing areas of complete privacy whilst taking full advantage with several places from which to enjoy the stunning views.

Numerous mature trees, hedges, plants & bushes will be found spread around the garden with extensive areas of lawn together with a vegetable plot & good sized orchard with a number of fruit trees. Within the grounds is the rarity of an air raid shelter, perfect for storing wine or converting into a children's den.













A long driveway with a turning circle provides ample parking, whilst a further area of garden at the top of the drive is ideal for additional parking. A detached 40' tandem garage is situated off the current driveway. It should be noted that the garage forms part of the proposed building plot & would be demolished if a new house was constructed. However, there is plenty of room off the current driveway, subject to any necessary planning consents to erect a new garage if required.

In all the grounds extend to approximately 2 acres, which include an area of approximately 0.15 of an acre that has the benefit of outline planning permission granted for the erection of a substantial detached new build, which would benefit from superb views over the river.

Under planning application number 1/0567/2020/OUT, full details can be obtained on Torridge District Council's website. Further plot values, build costs & end values can be discussed with Regency.

Whilst the property is being sold as a whole, with the benefit of the planning permission for another dwelling. Future owners will have various options to either develop the site for themselves or another family member, sell the plot on separately or leave the plot as it is and enjoy the peace of mind that the plot is there for future development.







### *Location*

Situated off a 'No Through' road which is within a convenient & accessible location of the port & market town centre of Bideford which provides a comprehensive range of amenities & shopping facilities together with a good choice of both primary & secondary schooling.

The long sandy beaches 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 – new boiler installed in 2018.
- Hardwood double glazed windows.
- Council Tax Band 'G' £3,354.49 per annum.
- EPC – 45 (E)
- Viewings strictly through Regency, on an appointment basis.

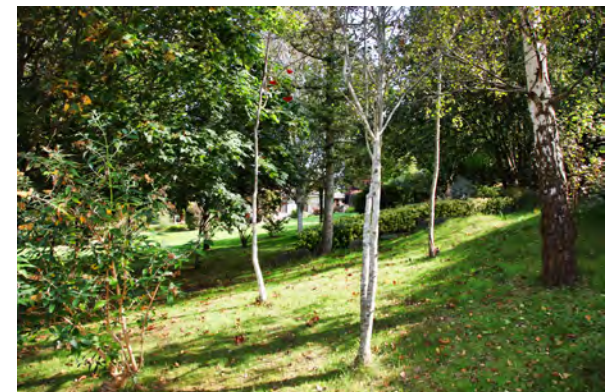
### *Directions*

From Bideford Quay proceed over the old bridge, turning left at the end on the mini roundabout onto the B3233. As the road descends up the hill, turn right onto Old Barnstaple Road. Continue on this road for several hundred yards, where the driveway for the property will be found set back on the left hand side, just before 'Woodlands House'. The name plate for Mallard Point will be seen a 100 yards down the drive on the right hand side.















## Ground Floor

Approx. 165.6 sq. metres (1783.0 sq. feet)



## First Floor

Approx. 108.4 sq. metres (1166.3 sq. feet)



Total area: approx. 274.0 sq. metres (2949.3 sq. feet)

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