



The Old Tobacco House

Bideford | EX39 2AU

JAMES FLETCHER
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The Old Tobacco House

Commanding a central position in the heart of Bideford's "Old Town", this captivating Grade II listed residence is perfectly-placed just a short walk from the Quay. This impressive period home boasts generous accommodation, arranged over 3 floors, along with a wealth of attractive character features. Offering a glimpse into the town's thriving past, the building was originally constructed as a Tobacco Warehouse before being split to form two residential dwellings. Enjoying tremendous flexibility along with a charming West-facing garden taking full advantage of the afternoon and evening sun, this attractive property is perfect for those seeking a historic home in Bideford for full-time occupation or an imposing holiday retreat.

The property is perfectly-placed within Bideford's historic "Old Town" and is just a short stroll from The Quay, nearby parks and tranquil coastal walks. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty. Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE
REF: JF0919**



STEP INSIDE

This historic home opens to an inviting entrance hall with a slate tiled floor, a door to the rear courtyard and a door opening to the welcoming sitting room. The sitting room is found at the front of the home with a deep window flanked by attractive panelling and display shelving either side, along with exposed wood flooring flowing throughout the ground floor. The sitting room opens to the kitchen/diner at the rear, with an attractive exposed stone feature wall creating a division between each room. The kitchen/diner is well-fitted with a range of work surfaces comprising a ceramic 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall units over, space for appliances including a cooker with extractor hood over, fridge/freezer and a dishwasher, ample dining space, a large larder cupboard and a door to outside.

Stairs rise to the spacious first floor landing, which is currently utilised as a snug/media room, leading to the first of 4 bedroom and the family bathroom. The large double bedroom is found at the front of the home with an attractive feature fireplace and a useful recess for storage, whilst the family bathroom is fitted with a white suite comprising a roll-top bath, low-level W.C, wash basin and a separate shower, along with a large linen cupboard.

Stairs to the second floor landing lead to 3 further bedrooms. The main bedroom is found at the front of the home and is also a generous double room with built-in wardrobes, an attractive feature fireplace, exposed wood floor and an ensuite cloakroom. The smaller bedroom is found centrally in the home, currently arranged a single room, this space could be utilised as a dressing room to the main bedroom, whilst the additional bedroom is a smaller double room, currently being used as a home office with doors opening to the garden room. The garden room offers tremendous flexibility as a studio space, being flooded with natural light and with a door opening to the rear garden.

In all, this attractive period home offers spacious accommodation close to the centre of town.

OUTSIDE & PARKING

From the entrance hall, the property also opens to the rear where there is a small courtyard and a useful covered storage area with space and plumbing for a washing machine - perfect for storing surfboards and wetsuits - and additional storage above, along with a historic kiln feature on ground floor level. The rear garden is accessed from the garden room on the top floor and opens to an elevated garden, laid for easy maintenance and enjoying a West-facing aspect, taking full advantage of the afternoon and evening sun. The garden is predominantly patio with raised rockeries finished with chippings along with a useful outbuilding providing useful storage. Whilst there is no dedicated parking, resident's parking permits for nearby car parks can be obtained from the local authority.

AGENTS NOTE

There is a smaller flying freehold with the neighbouring property extending over the entrance hall. For more details, please speak to the agent.

VIEWINGS

By appointment only with the sole selling agent.





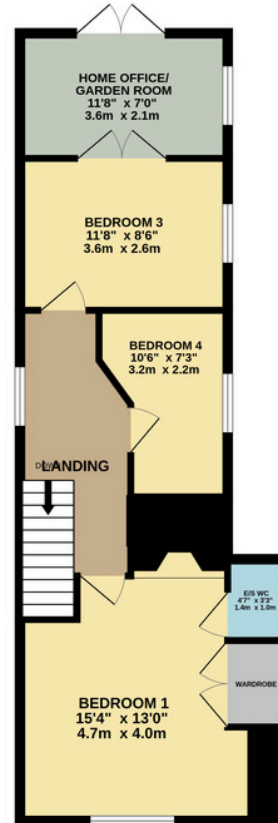
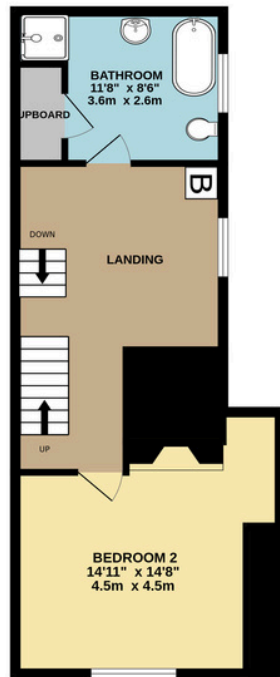
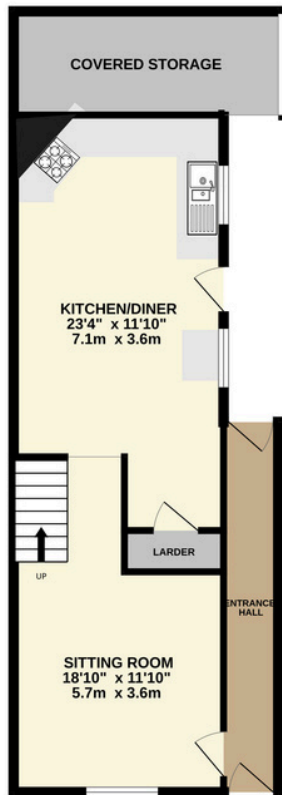


JAMES FLETCHER
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GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.

2ND FLOOR
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1569 sq.ft. (145.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Services:** All mains connected. Gas-fired central heating.
- **Additional Info:** Grade II Listed Home
- **EPC:** D
- **Tenure:** Freehold
- **Council Tax:** Band A
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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