



JAMES FLETCHER
exp UK

14 Shamwicks Close
Bideford | North Devon | EX39 4RJ

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Hidden in plain sight just moments from Bideford Quay, this recently constructed architect-designed home redefines contemporary living with space, style and sustainability, and has been cleverly planned for modern lifestyles. Built to exacting standards with a focus on high-efficiency & low running costs, this impeccable residence offers quality, flexibility and comfort, boasting generous accommodation flooded with natural light. The property also offers the perfect balance of privacy and convenience, with the breath-taking North Devon coast close to hand, along with tranquil riverside walks on the Tarka Trail a short stroll away. Future-proofed with renewable energy systems and sold with the remaining balance of the 10 year build warranty, peace of mind comes as standard too. Perfect for growing families, active couples, dual occupancy or those looking for Air B&B/rental potential, this high-quality home offers the perfect lifestyle opportunity in North Devon.

Occupying a tucked away position close to the centre of town, the property is well-located within walking distance of nearby parks & open spaces, schools, the Tarka Trail and Bideford's attractive quayside through the heritage site at Chudleigh Fort.

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, with a popular delicatessen and award-winning restaurants.

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

Nestled behind a gated entrance on Shamwickshire Close, this exceptional home offers thoughtfully-designed space and a "future-proofed" approach, with every detail crafted to balance comfort, sustainability, and a contemporary style.

Stepping through the front door, the property opens to a welcoming hallway that invites you into the home, with useful built-in storage, and immediately setting the tone - warm, practical, and full of light. At the end of the hallway, the heart of the home is an expansive open-plan kitchen/diner/family room, where modern design meets cosy everyday living. The sleek, high-spec kitchen comprises a range of work surfaces and stylish two-tone units with an inset sink and drainer unit with drawers and cupboards below, built-in Neff appliances include an oven, microwave combi and induction hob with extractor over, fridge/freezer and a dishwasher, a central island with cupboards below and a breakfast bar. Elegant herringbone flooring flows seamlessly into a relaxed lounge area with bi-fold doors open onto the balcony, inviting morning coffee moments or evening drinks overlooking the garden, and more distant views in the winter. In addition, and found off the hallway, the cloakroom/utility provides convenience without compromise - fitted with work surfaces, space and plumbing for a washing machine and tumble dryer below, low-level W.C and wash basin.

On the first floor, the master suite boasts a generous bedroom with a vaulted ceiling, Juliet balcony, built-in wardrobes and a tastefully appointed ensuite bathroom - fitted with a white suite comprising a bath with shower over, low-level W.C and wash basin. A second large double bedroom, also with a vaulted ceiling, offers flexible space and is ideal as a guest suite, home office, or could even be split to create additional bedrooms/office space on this floor. The second bedroom also enjoys an ensuite shower - fitted with a shower and bench seat, and a separate cloakroom, with a low-level W.C and wash basin, making the most of the space.

The lower ground floor is where the home reveals its versatility. Currently set up as an apartment-style holiday let, this floor features a kitchenette/family room with sliding doors to the garden, (which could be converted into another bedroom), a further double bedroom also opening directly onto the garden - ideal for older children, visiting family & guests - and a beautifully appointed bathroom. The kitchenette is fitted with a range of work-surfaces comprising an inset sink with drawers and cupboards below and matching wall-units over, built-in appliances including an oven & hob with extractor over, dishwasher, low-level fridge/freezer and a microwave, along with ample lounge/dining space. The bathroom is fitted with a white suite comprising a modern bath with central mixer taps, separate shower, low-level W.C, wash basin and herringbone tiled floor. There is also additional storage space on this floor with useful cupboards/cold storage - which could even be utilised as a wine cellar - along with the plant room, where there is ample space to install battery storage if desired.

In all, homes of this calibre and with an easy to run renewable approach are rare to the market, this opportunity is not to be missed.



OUTSIDE & PARKING

Outside, the property is approached by a secure private driveway, with electric gates, providing generous off-road parking and leading to the large double garage/workshop (7.02m x 5.99m max). A pathway gently steps down to the rear garden, with tranquil seating areas and space for a hot tub, where there is a paved patio and a sloping lawn - a blank canvas for those with "green fingers". The garage is fitted with an electric roller door, wiring for a car charging point, light and power, and doors to the covered porch.

PROPERTY FEATURES

- Air source underfloor heating
- Instant hot water pump
- Battery ready solar system
- Rainwater harvesting
- Wired for EV car charger in the garage
- Remaining balance of 10 year build warranty

HOLIDAY LETS

The lower ground floor is currently run as a successful self-contained, apartment style holiday let. For more information on how the property has performed, please get in touch.

VIEWINGS

By appointment only with the sole selling agent.



NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.

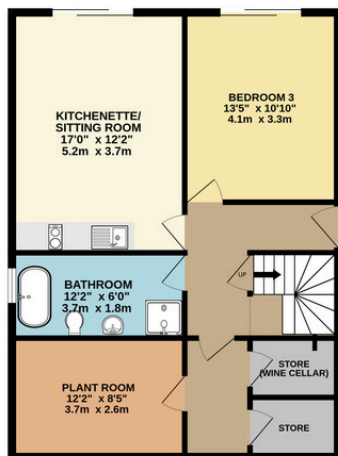




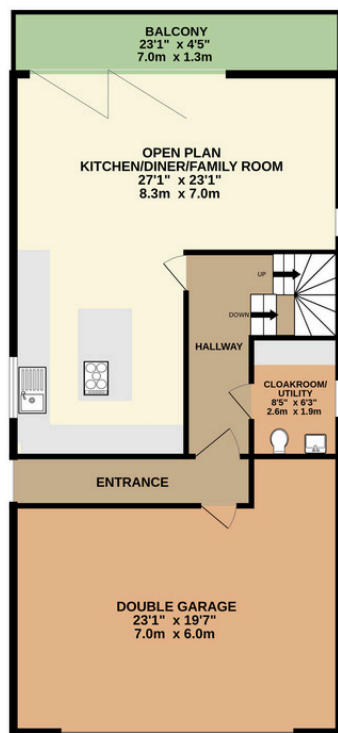
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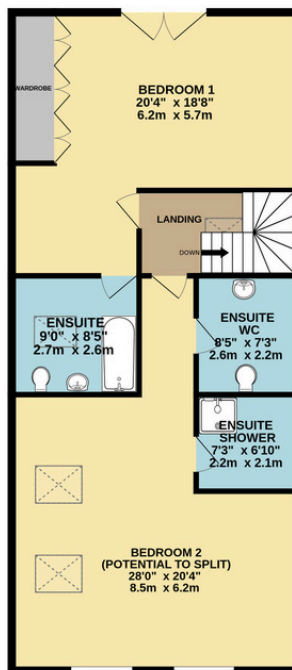
LOWER GROUND FLOOR
(ANNEXE/HOLIDAY LET)
724 sq.ft. (67.3 sq.m.) approx.



GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR
948 sq.ft. (88.1 sq.m.) approx.



- **Services:** Mains electricity, water & drainage. Air source heating & solar panels. Underfloor heating & rainwater harvesting.
- **EPC: A**
- **Tenure:** Freehold
- **Council Tax:** Band F
- **Local Authority:** Torridge District Council
- **Sellers Position:** Actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A	92 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



14 SHAMWICKSHIRE CLOSE, BIDEFORD

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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