



**Hazeldene, 47 Clovelly Road**

Bideford | North Devon | EX39 3DF

JAMES FLETCHER

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## Hazeldene, Clovelly Road

Well-positioned close to town, this substantial 5 double bedroom period residence offers generous accommodation with space, style, and versatility arranged over three floors, and is just a short walk from Bideford Quay. Having undergone significant improvements in recent years, the property is beautifully-appointed and stylishly presented throughout, full of attractive character features, along with a vibrant formal garden, a large garage, off-road parking, and even an enchanting "secret garden" at the rear. Enjoying the perfect balance of space, character and convenience, this impressive home is perfect for families, or anyone looking for a spacious forever home within this much sought-after location.

The property is well-located within this popular residential location close to nearby schools, parks, woodland walks and Bideford Quay.

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 beautiful home opens into a spacious hallway, with original Victorian tiled floor, that leads to the versatile living space and provides stairs to the first floor. The ground floor boasts a large living room, found at the front, with an ornate fireplace and a large bay window flooding the home with natural light, a cosy and adaptable sitting room/play room that flows effortlessly into the sun room, and an impressive dining room with flagstone tiled floor and a feature Rayburn within an attractive fireplace. At the rear, a well-equipped kitchen provides ample space for family life and entertaining. The kitchen enjoys a dual aspect and is fitted with a range of work surfaces comprising a composite sink & drainer unit with drawers & cupboards below and matching wall units over, a built-in oven & gas hob with extractor over, space & plumbing for appliances including an undercounter fridge & freezer, dishwasher, washing machine & a tumble dryer, along with double doors opening onto the garden.

Upstairs, the spacious first floor landing leads to 3 well-proportioned double bedrooms and 2 bathrooms, including a family bathroom and an additional shower room - perfect for busy households. The main bedroom is found at the front of the home with a feature fireplace and a built-in wardrobe, adjacent is the second bedroom, again with a feature fireplace and a useful built-in wardrobe. whilst the third bedroom is found at the rear of the home, overlooking the garden. The family bathroom is fitted with a white suite comprising a bath with shower attachment, hidden cistern W.C, wash basin and a heated towel rail, whilst the shower room is fitted with a large walk-in shower, low-level W.C, wash basin with vanity unit below and a heated towel rail.

The second floor landing opens to 2 further spacious double bedrooms, with the front bedroom including an ensuite, fitted with a shower, low-level W.C and wash basin, whilst the rear bedroom is currently used as a craft/guest room and enjoys an outlook over the garden and enjoys far-reaching countryside views.

The property has also undergone significant improvements to enhance the efficiency of this beautiful period home. including recently installed double glazed windows and solar panels, reducing energy rates and generating an income from the "feed-in" tariff.

With a wealth of attractive character features including high ceilings, cornicing, picture rails, ceiling roses, ornate fireplaces, large windows allowing the light to flood in, and even the original pull doorbell, this impressive home offers the perfect blend of elegance and style, complemented by stylish modern fittings.



## OUTSIDE & PARKING

The property is approached at the front with steps up from Clovelly Road, leading to a manageable gravelled front garden and a tiled path to the front door however, the real magic is found at the rear. The kitchen and sun room open to a vibrant formal garden with a level lawn, attractive flower beds and borders and an adaptable summerhouse/studio (3.56m x 2.58m) - currently a home bar and the perfect addition for entertaining. The summerhouse/studio offers excellent storage with light and power connected and could also be utilised as a creative space or a home gym. A pedestrian gate then leads to the rear service road where there is a private driveway providing off-road parking and a large garage, offering additional storage space. Beyond the garage is the sizeable "secret garden" - a serene escape from the hustle & bustle. This tranquil space offers tremendous privacy and enjoys a large summerhouse (2.62m x 2.16m), also with power connected. The additional garden extends with a level lawn, flower beds, borders and ornamental trees, a wild garden area and a productive vegetable garden and greenhouse - ideal for those who enjoy the outdoor lifestyle. This peaceful haven is the perfect hideaway for adventurous little ones and children to explore, those with "green fingers" to flourish, or to simply enjoy a quiet moment to escape it all.

## 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.





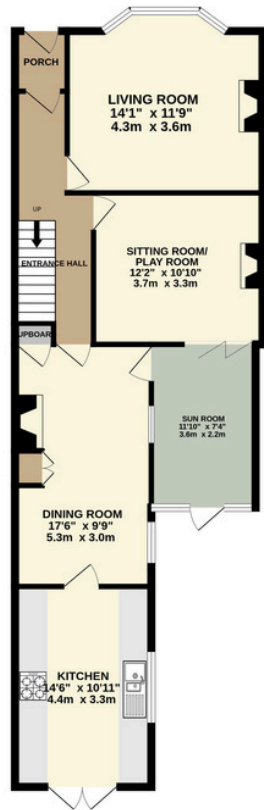








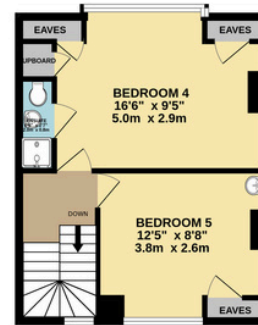
GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



2ND FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



HAZELDENE, CLOVELLY ROAD, BIDEFORD

TOTAL FLOOR AREA : 1764 sq.ft. (163.8 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 Features:** Solar Panels & Recent Double Glazing
- **EPC:** C
- **Tenure:** Freehold
- **Council Tax:** Band D
- **Local Authority:** Torridge District Council
- **Sellers Position:** Actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	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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