



The Old Mill House

Bideford | EX39 4AS

JAMES FLETCHER

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The Old Mill House

Commanding breath-taking views over the River Torridge and occupying a generous plot with glorious wraparound gardens, this recently refurbished 4-bedroom detached home is well-placed just a short stroll from Bideford Quay. Enjoying thoughtfully designed reverse-level living, this easy to run home offers spacious & well-planned accommodation that takes full advantage of the picturesque views. With ample off-road parking, a large garage and tranquil gardens, the property is also perfectly positioned and balances privacy and seclusion with tremendous convenience within walking distance of the town and easy access to the coast. Immaculately presented throughout, this impressive home is perfect for families, those hoping relocate to North Devon, or anyone looking to downsize closer to town - sold with no onward chain!

Occupying a tucked away position close to the centre of town, this individual home offers wonderful convenience being well-located within walking distance of nearby parks & open spaces, the Tarka Trail and Bideford's attractive quayside. 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

The property opens to a spacious and inviting entrance hall providing stairs to the first floor along with useful storage. Stairs to the first floor rise to a generous landing which flows seamlessly to the living accommodation, with the elevated position enhancing the river views. The kitchen/diner has been tastefully-fitted with a range of wood-effect work surfaces comprising a 1 & 1/2 bowl sink & drainer with drawers & cupboards below & matching wall-units over, built-in appliances include an oven & hob with extractor over, fridge/freezer & a dishwasher, ample dining space and river views. The lounge offers a comfortable space and enjoys a dual aspect, taking advantage of the fine position and enjoying sweeping river views along with magnificent sunsets. In addition, there is a further guest bedroom/home office, a shower room that has been stylishly-fitted with a corner shower, low-level W.C, wash basin & a heated towel rail, along with an additional bathroom, fitted to match, comprising a bath with shower over, low-level W.C & a wash basin.

The ground floor accommodation opens to three good-sized double bedrooms, with the main bedroom enjoying glimpses towards the river. At the rear is a useful utility, fitted with a range of work surfaces, space & plumbing for a washing machine & tumble dryer, integral access to the garage and a door to the rear garden, along with a convenient cloakroom, with a low-level W.C and wash basin.

In all, this impressive home boasts modern, easy to run living within a wonderful position, perfectly balancing quiet seclusion and glorious river views with tremendous convenience, close to Bideford Quay & the nearby coast.

OUTSIDE & PARKING

The property is approached from Grange Road by a private gated driveway providing ample off-road parking for a number of vehicles including space for a boat or motorhome if required, and leading to the garage with an up & over door, light & power connected. Occupying a generous plot, the property boasts wonderful wraparound gardens being well-stocked with a variety of plants, shrubs and ornamental trees, along with a greenhouse, storage shed and a number of seating areas to enjoy the sun throughout the day. Offering a good degree of privacy too, the outside space is perfect for little ones to explore or those with "green-fingers" to thrive.



VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

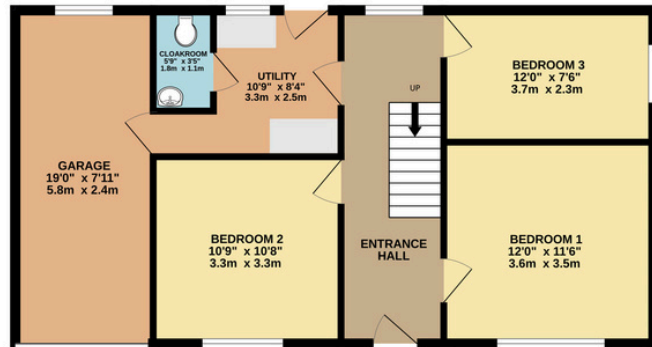
Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the 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.



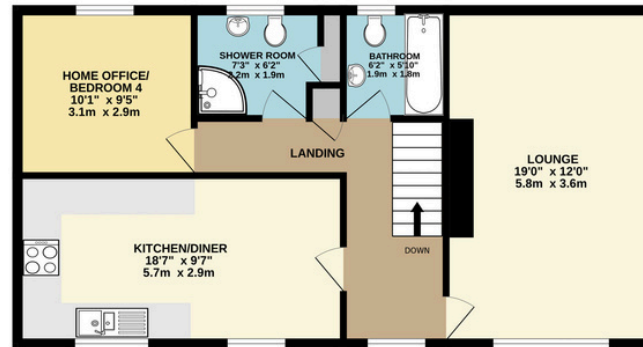




GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



THE OLD MILL HOUSE, BIDEFORD

TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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:** Mains Gas, Electricity, Water & Drainage
- **EPC:** D
- **Tenure:** Freehold
- **Council Tax:** Band D
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 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, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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