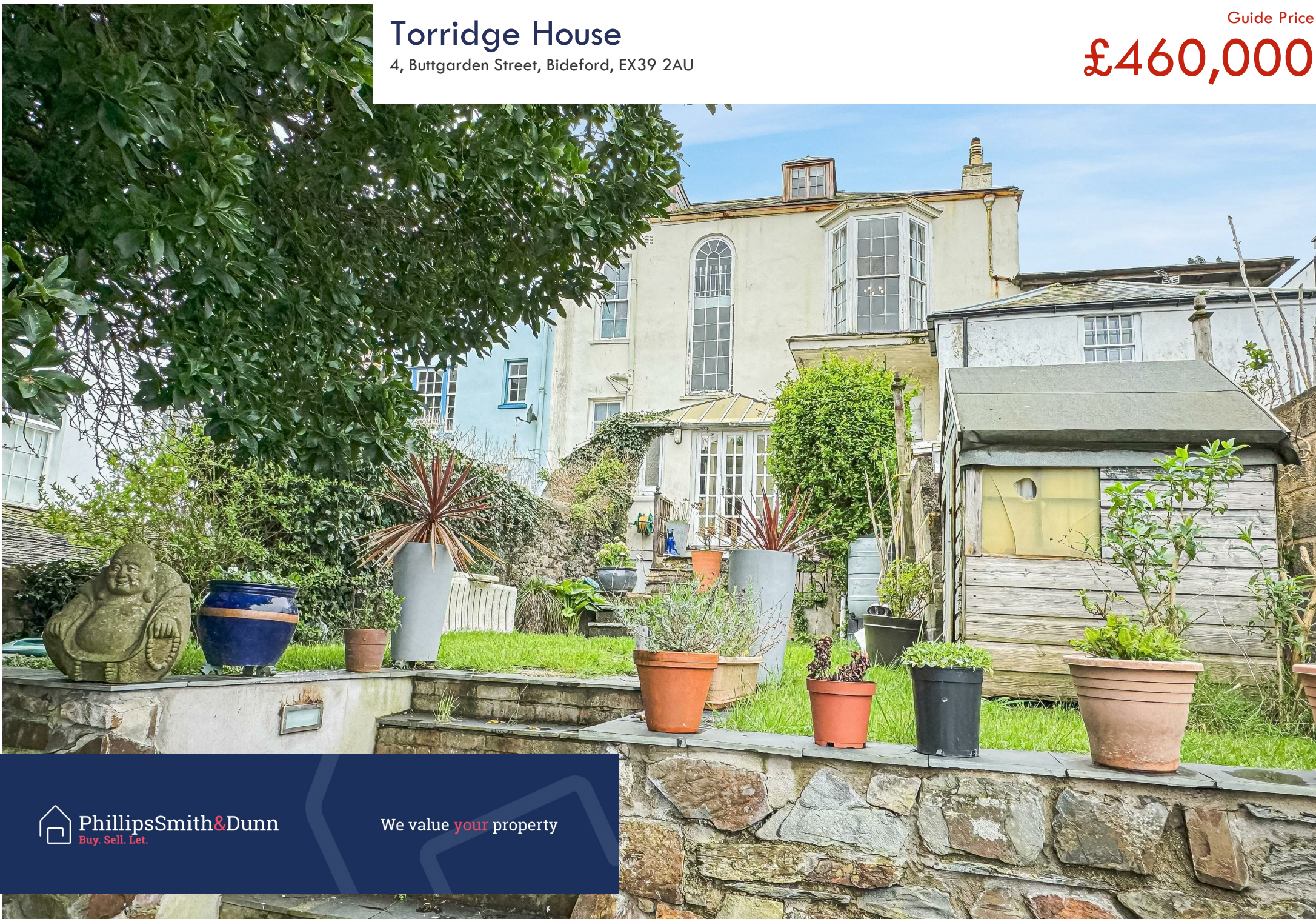


Torridge House

4, Buttgarden Street, Bideford, EX39 2AU

Guide Price

£460,000



 PhillipsSmith&Dunn
Buy. Sell. Let.

We value **your** property



A Stunning Georgian Family Home Within A Handy Location

Torridge House 4 Buttgarden Street, Bideford, EX39 2AU



Torriddle House, with extensive views over the River Torridge, offers the very best combination of original Georgian features with modern day, living necessities. With gorgeous period style and detail throughout the house offers plenty of space for a growing family.

Once you step inside, you are greeted with a large reception hall which provides access to the ground floor. Underfoot it's beautifully tiled with tall ceilings and original plasterwork. The lounge is a particularly good size with plenty of space for seating the whole family, tall ceilings along with feature mouldings and a central fire place that creates a lovely focal point to the room.

The dining room is also a good size reception room for more formal dining occasions perfect for hosting family and friends. The kitchen breakfast room is a particularly good size room with a range of bespoke built-in storage cupboards, plenty of preparation space and integral appliances.

The kitchen creates a social and entertaining hub of the house, there is a breakfast bar for occasional eating. For those of you keen home cooks there is also a rather nice view of Bideford and the estuary enjoyed from the kitchen sink.

Also on the ground floor, there is a large laundry room with plenty of storage space along with a ground floor WC and hand wash basin. There is a handy sunroom with plenty of storage and access to the underground basement, which is currently used as a gym!

On the first floor, there is choice of three bedrooms and the family bathroom, all of which are very good portions. The principal bedroom is a fabulous size with a Georgian bay window overlooking the estuary and beyond.

The second and third bedroom on this floor are very good sizes eliminating that age old Childs argument over who gets the largest bedroom. The family bathroom is large with a four piece suite, separate shower, roll top bath and wash basin all with in-keeping period detail.

DETAILS

On the top floor, there is a further choice of three extra bedrooms which are again all good sizes. The bedrooms to each gable have fantastic views across the estuary and beyond. One used at the moment for a study, perfect for those of you looking to work from home.

Nestled along the banks of the River Torridge, Bideford has a timeless charm that captivates visitors to explore its historic streets and riverside beauty. With a rich maritime heritage dating back centuries, this little town has long been a bustling hub markets, shops and trading. Quaint cottages and elegant Georgian buildings (like Torridge House) line the winding streets, offering glimpses into Bideford's storied past as a thriving port town.

At the heart of Bideford lies its bustling quayside, where colorful fishing boats bob gently on the water. Here, visitors can stroll along the quay with a variety of shops, restaurants and cafes.

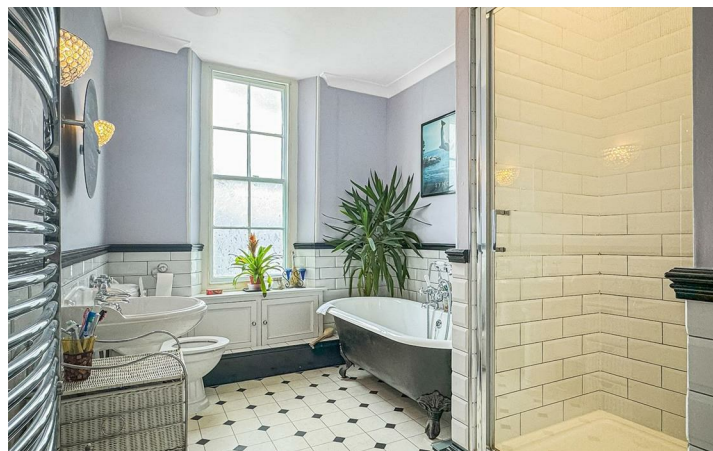
The historic Pannier Market, housed in a striking Victorian building, invites exploration with its array of stalls selling everything from fresh produce to locally crafted goods. Nearby, the Burton Art Gallery and Museum showcases the town's maritime history through a fascinating exhibits.

The Tarka Trail, a scenic walking and cycling route, winds its way through the town, offering breathtaking views of the surrounding countryside. Nature lovers can venture further afield to explore the rugged coastline, sandy beaches, and rolling hills.

Bideford offers a variety of facilities including churches, national and local retailers along with excellent superstores, schooling and recreational provisions.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office



Entrance Hall

Kitchen Breakfast Room 4.27 x 4.20 (14'0" x 13'9")

Living Room 4.75 x 4.41 (15'7" x 14'5")

Dining Room 4.40 x 3.33 (14'5" x 10'11")

Sun Room / Conservatory 4.47 x 3.23 (14'7" x 10'7")

Utility Room

Ground Floor WC

First Floor Landing

Bedroom 1 4.29 x 3.18 (14'0" x 10'5")

Bedroom 2 4.41 x 4.34 (14'5" x 14'2")

Bedroom 3 4.61 x 4.31 (15'1" x 14'1")

Family Bathroom

Second Floor Landing

Bedroom 4 5.92 x 3.63 (19'5" x 11'10")

Bedroom 5 3.08 x 2.45 (10'1" x 8'0")

Bedroom 6 5.92 x 2.44 (19'5" x 8'0")

Basement 6.58 x 6.52 (21'7" x 21'4")





Outside is where this property is really excels further the garden is a 'London style' garden with a fantastic view down to the River Torridge. The garden has plenty of spots to sit out and enjoy for a summers BBQ or alfresco dining.

There is a lawn area and the garden is fully enclosed, perfect for your furry friends. Being within a short walking distance to Bideford Park, there is a good few acres of open space to really stretch the legs if needed. The property also comes with a allocated parking space close by.

If this stunning Georgian house with beautiful light, airy, versatile and spacious accommodation is of interest please don't hesitate to contact our Bideford Office for more information and to arrange your viewing appointment.



DIRECTIONS

From our Mill Street office head to the High Street on foot proceed up the High Street taking a left turning passing the Pannier market and then onto Buttgarden Street where number four (Torridge House) it's clearly located on the left-hand side. In a car take a similar route driving up through Bideford High Street turning left and following the road as you drive past the Pannier market. Drive straight on into Buttgarden Street and the property is on the left easily located. There is frequent public transport to Bideford. There is a train station at Barnstaple and a frequent bus route to Bideford every 15 to 20 minutes.

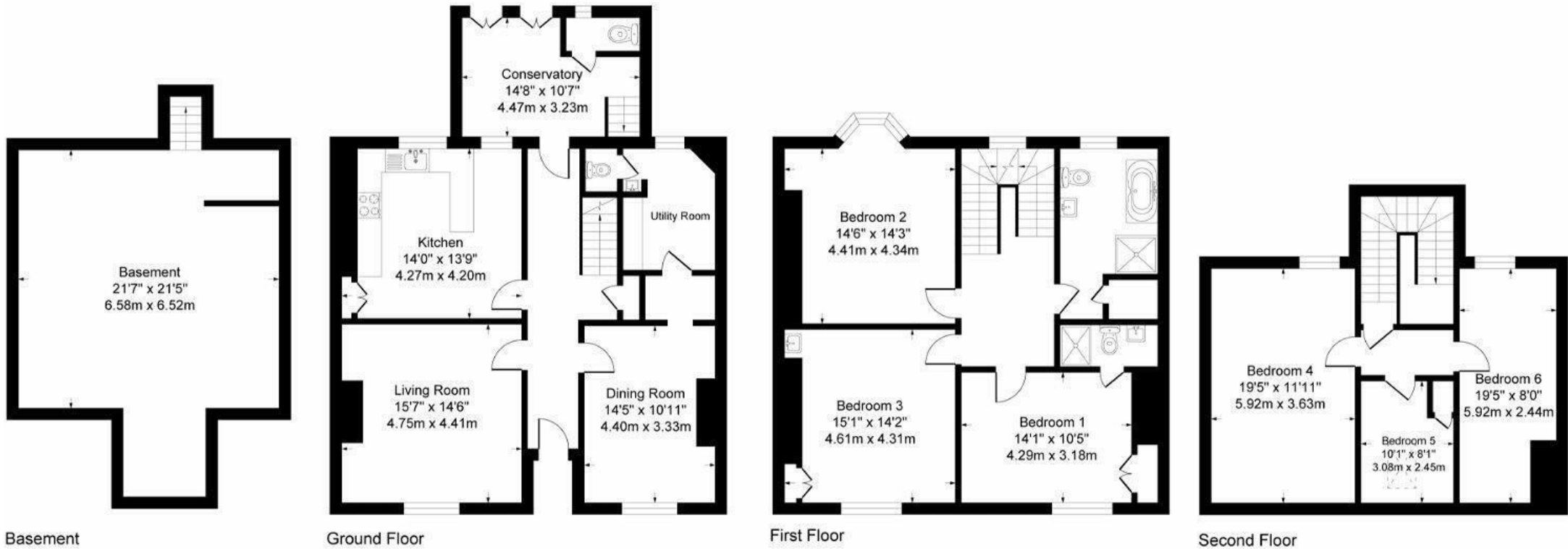


VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn Bideford
Office 01237 879797. Or, out
of hours contact Edward on
07772363674



Approximate Gross Internal Area
3061 sq ft - 284 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floor plan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.