

# Stunning Victorian Home

Providence House Providence Row, Bideford, EX39 2DQ

Guide Price

£375,000



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# An Elegant Period Property, Stunning Views, Private & Sunny Garden

Providence House Providence Row, Bideford, EX39 2DQ



A highly ATTRACTIVE double fronted VICTORIAN town house within an elevated position with STUNNING VIEWS over Bideford towards the estuary and countryside beyond. With stunning character and beautiful original details throughout for those looking for a charming home full of period elegance, look no further.

From the moment you set foot through the gates you can see the wonderful curb appeal with a large entrance porch and classic Victorian facade. The property blends both the best of modern and old, with lovely period features along with modernised necessities for every day family living.

The kitchen breakfast room is a spacious area perfect for entertaining with family and friends. The kitchen itself has a range of built-in storage cupboards and plenty of preparation space, perfect for those of you that enjoy home cooking. The kitchen has plenty of space for a table, perfect for occasional eating and leads rather nicely into the dining room, which is perfect for more formal dining and socialising with friends and family. The dining room has access to a private courtyard, which is a lovely spot to sit out and enjoy a sunny, sheltered position to read a book or dine alfresco.

The lounge is a particular good size room with views to the front, along with a wood burner which is an excellent focal point to the room. Creating a welcoming heat and offering a desirable spot for your long winters evenings.

Upstairs, you have a selection of 4 bedrooms split across the next two floors. Bedrooms 2 & 3 are very reasonable and fit king size beds. The 4th bedroom would make for an excellent study offering an enviable spot to work from home and enjoy the beautiful view.

The principal bedroom enjoys all of the top floor, the best view in the house and has its own dressing area with a range of built-in storage cupboards. Plus an ensuite shower room which is fully kitted out with a modern white suite

# DETAILS

The property is located above Bideford within walking distance to the town centre. Bideford itself has a variety of amenities, both national and local retailers, some family run, shops and businesses. The vibrant market town has a bustling community spirit and hosts many events throughout the year.

The property is close to an excellent local school and Bideford has a further variety of primary and secondary schools with good ofsted ratings. The dining scene is vast with a selection of local boutique cafes, restaurants and bars to Micheline star restaurants and popular national chains.

Bideford has a range of schooling both public and private with some of the best learning centres of the region. There is a selection of both excellent primary and secondary schooling close to the property.

Close by you have the golden sandy beaches of both Instow and Westward Ho! both of which are dog friendly. An ideal spot for a kick about with the kids or stretching the legs of your furry friends.

This property is currently let out as a successful holiday let, for more information and figures on this, please contact the Bideford branch. DO NOT DELAY, contact the team to arrange a viewing appointment!

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Bideford office-**



### Entrance Porch

**Kitchen Breakfast Room 5.18m x 3.23m (16'11" x 10'7")**

**Dining Room 3.12m x 2.67m (10'2" x 8'9")**

**Lounge 5.16m x 3.43m (16'11" x 11'3")**

### First Floor Landing

**Bedroom 2 4.19m x 3.02m (13'8" x 9'10")**

**Bedroom 3 4.04m x 3.02m (13'3" x 9'10")**

**Bedroom 4 3.89m x 2.69m (12'9" x 8'9")**

### Bathroom

### Laundry Room

**Principal Bedroom (Inc Dressing area) 5.69m x 4.09m (18'8" x 13'5")**

### Ensuite Shower Room









Outside, is where this property really excels further, to the front there is a small garden with table and chairs that enjoys a lot of sun. A perfect spot for sitting out and watching the world go by, from here you can also see the beautiful view across town towards the estuary.

To the left is a separate courtyard which also enjoys a sunny aspect and a French style surround with being totally private and enclosed perfect for your furry four-legged friends. There is plenty of storage in the courtyard and access to the main front garden.

The rear garden is deceptively spacious with plenty of space for your pets and children to run freely. Again, fully enclosed which is pet and child friendly. The rear garden enjoys plenty of the days sunlight, with some shrubs and borders creating green background. There is a raised patio with the superb view perfect for summers entertaining.

For more information or to arrange a viewing please don't hesitate to contact the Bideford team.

## DIRECTIONS

From Bideford Highstreet head to the top of the road turn right then immediately right again. Proceed along Honestone Street turning left onto Providence Row and the property Providence House is situated on the left with name placard clearly displayed.



## VIEWING

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

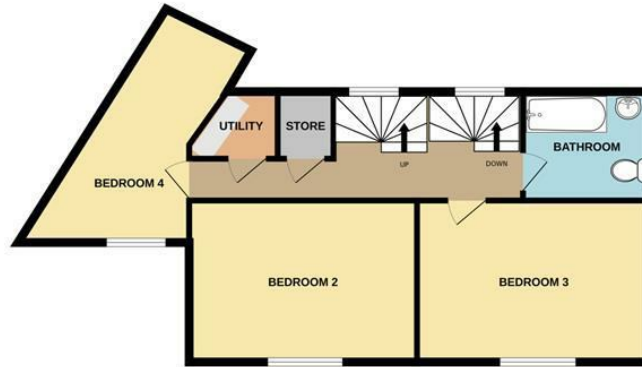




GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



2ND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1919 sq.ft. (178.3 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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