

Individual Detached House

Canal 2 Tarka Falls Old Barnstaple Road, Bideford, EX39 4FL

Guide Price

£650,000



 **PhillipsSmith&Dunn**
Buy. Sell. Let.

We value **your** property



A Large Family Home Within A Wrap Around Corner Plot, Parking & Garage

Cana 2 Tarka Falls Old Barnstaple Road, Bideford, EX39 4FL



Built by excellent local reputable builders in 2007, constructed with care, attention and well planned out living accommodation. Now offering an exemplary family home for those of you looking for a spacious property within easy reach of Bideford. The property has fantastic views of the nearby surrounding greenery towards the river Torridge, new expansion bridge and stunning estuary.

Viewing of this property is highly recommended, contact Bideford Phillips Smith & Dunn as sole selling agent.

Accessed over a private entrance and drive you have plenty of parking for numerous vehicles. Access to the large garage with electric door. Inside, there is a spacious reception hall which gives way to the majority of the rooms on the ground floor.

The lounge is to the right of the hall, which is a particular good size, dual aspect and enjoys a central fireplace, creating a lovely focal point to the room. Off of the hall there is a study which is perfect for those of you that are working from home, this could also be a 5th bedroom if needed.

The kitchen breakfast room offers enough space for a table and is the social and entertaining hub of the house. The kitchen itself has a range of preparation space with plenty of built-in storage perfect for those of you that enjoy home cooking. The sink enjoys a rather nice outlook on to the rear garden and with views of the estuary in the far.

The dining room is perfect for more formal dining and occasions to enjoy hosting family and friends. With doors that lead directly out onto the patio, offering a perfect outside entertaining space.

DETAILS

Whilst upstairs you have a selection of four further bedrooms with two ensuite shower rooms. The principal bedroom is a particularly good size room with fantastic views of the nearby greenery, fields in the far and the always active estuary.

The second bedroom offers an excellent guest bedroom with its very own ensuite, shower room situated on the opposite side of the building giving guests their independence. Bedroom three and four are similar proportions ending that age old child's argument over who gets the largest room.

The property benefits from two Juliet balconies to enhance the fantastic views over the rolling countryside. Bedroom three has been used more recently as a lounge which makes the most of the beautiful outlook but offers a versatile room for a whole plethora of uses.

Outside is where this property excels further, the current owners have spent more than just money on this garden and it offers the lucky new owners a pretty, sunny and enclosed space to simply enjoy. The current owners have upgraded the patio with now a large area to sit out and enjoy some alfresco dining.

The garden extends to about a quarter of an acre and there is further land potentially available at separate negotiation. Should this be of interest to any purchasers.

The garden also has two outbuildings one of which is a rather nice lodge which has the fantastic view towards the estuary and close by rolling plush greenery. The other is a fully fledged office space, currently used as an art room. With power, light and Wi-Fi connected. This is a perfect spot for those of you that are looking for a study which is separate to the house. There is a further greenhouse and two further sheds.

More information about this property, or to arrange a viewing appointment. Please contact our Bideford team of Phillips Smith & Dunn, without delay to avoid any possible disappointment!

VIEWING

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



Breakfast Room 3.45m x 2.13m (11'4 x 7)

Conservatory 3.86m x 3.51m (12'8 x 11'6)

Kitchen 5.11m x 3.66m (16'9 x 12)

Dining Room 3.89m x 3.20m (12'9 x 10'6)

Utility Room 2.59m x 2.44m (8'6 x 8)

Study / Bedroom 6 3.28m x 2.97m (10'9 x 9'9)

living Room 6.63m x 3.73m (21'9 x 12'3)

Bedroom 1 4.42m x 3.51m (14'6 x 11'6)

Bedroom 2 14 x 10'3 (45'11" x 32'9" 9'10")

Bedroom 3 3.73m x 3.12m (12'3 x 10'3)

Bedroom 4 3.99m x 3.23m (13'1 x 10'7)

Cabin Outbuilding 3.35m x 2.18m (11' x 7'2)

Garage 4.95mm x 3.51m (16'3m x 11'6)





The property is ideally located on the periphery of Bideford, within close, walking distance is the town centre, excellent shops, schools and recreation facilities along with the superstore of Tesco's.

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 fury friends.

DIRECTIONS

From Bideford Quay proceed across the Old Bridge and at the roundabout, turn left and continue up the hill. Take the first right hand turning into the Old Barnstaple Road and follow this road for around 1/2 mile where Tarka Falls will be found on your left hand side.
WhatThreeWords:elections.perusing.outright



VIEWING

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



GROUND FLOOR



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.
Made with Metropix ©2024

1ST FLOOR

