

Substantial Victorian House

Greenbanks Hilltop Road, Bideford, EX39 3PA

£700,000



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A Large Victorian House Full Of Character, Plus 2 Bed Annex & Spacious Plot!

Greenbanks Hilltop Road, Bideford, EX39 3PA



A highly adaptable, elegant Victorian, detached property which comprises of a 5 bedroom detached house with further 2 bedroom attached annex offering an excellent multigenerational property. Or, for those looking for an extra income, Airbnb or holiday let potential.

The property is in a highly sought-after location on the periphery of Bideford within walking distance to the great amenities the town has to offer. The property is imposing and is quite striking from the moment you step through the gates. 'Greenbanks' has ample off-road parking and plenty of turning space.

Approached over a pathway to the side/front door and an enclosed veranda with a fantastic grapevine thought to date back over 100 years. It looks as though the original veranda space has been enclosed to make a porch, which now offers an excellent entrance hall to the main property.

There is an entrance hall with large original doors separating the ground to the main central hall of the property. The door opens up into a large hallway with wide staircase, storage and cloakroom underneath.

To both left and right of the hall. There are large reception rooms. To the right is a particularly good sized reception room, formally as the lounge with a striking fireplace creating a fantastic focal point to the room. The other side of the hall is a further reception room, which could be used as an additional TV room or perfect for a dining room for more formal dining occasions.

The kitchen breakfast room is just off the hall and offers a perfect social and entertaining space for all of the family to enjoy. With a range of built-in storage cupboards, plenty of preparation space and inspires the joy of home cooking. There is ample seating, excellent for occasional eating.

DETAILS

Whilst upstairs you have a range of five bedrooms and on the second floor a further bedroom. The principal bedroom is a particularly good size room with built-in storage cupboards and a view to the front elevation. There are several pleasant views from this level which capture most of the garden and far-reaching views over most chimney pots to the surrounding greenery.

The annex can be self catering with its own separate entrance, kitchen, bathroom and two bedrooms. This is a hugely adaptable annex perfect for those of you that are needing an extra income, offering a potential rental. Ideal for a dependent relative or some teenage independence.

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 Michelin 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.



**Sitting Room 5.49m x 4.83m
(18 x 15'10)**

**Dining Room 5.05m x
3.99m (16'7 x 13'1)**

**Drawing Room 5.05m
x 3.99m (16'7 x 13'1)**

**Kitchen/breakfast Room
5.36m x 4.01m (17'7 x 13'2)**

**Utility Room 2.64m x
2.29m (8'8 x 7'6)**

**Bedroom 1 4.90m x 4.39m
(16'1 x 14'5)**

**Bedroom 2 4.09m x 3.53m
(13'5 x 11'7)**

**Bedroom 3 4.98m x 4.50m
(16'4 x 14'9)**

**Bedroom 4 3.15m x 3.28m
(10'4 x 10'9)**

**Bedroom 5 7.92m x 3.84m
(26' x 12'7)**

**Bathroom 2 4.06m x 2.74m
(13'4 x 9)**

**The Annexe self contained,
accessed at ground and first
floor (self contained,
accessed at ground and first
floor)**

**Kitchenette 1.96m x 1.37m
(6'5 x 4'6)**

**Sitting Room 4.22m x
3.94m (13'10 x 12'11)**

**Bedroom 3.76m x 2.64m
(12'4 x 8'8)**





Outside is where the property really excels further from all elevations, you can see the extent of this fantastic detached home. For those of you that are looking for a wow factor property, one that you could put your stamp on look no further, contact our Bideford office for more information and to arrange a viewing appointment.

The property sits within Long established gardens with a high degree of privacy. There is plenty of outside seating spots to enjoy most of the day sunlight and summers entertaining.

Or if just a morning coffee is more your thing there is a small patio in the courtyard of the Annex which enjoys a lot of the mornings sunlight.

The property is in need of some general modernisation, but is hugely adaptable and could be changed, tweaked, or altered to suit the lucky new purchaser. A great opportunity to create a forever home for a growing family in an excellent position. For more information, please don't hesitate to contact our Bideford team.



DIRECTIONS

Heading out of Bideford towards Heywood Roundabout turn left onto Raleigh Hill take the third left onto Robins Hill where the property is at the end on the right hand side with for sale board clearly displayed.



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



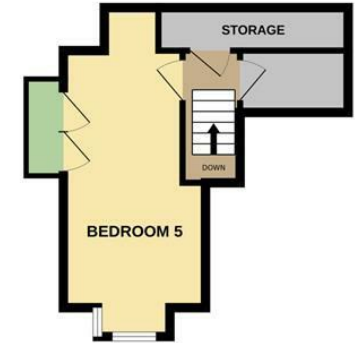
GROUND FLOOR



1ST FLOOR



2ND 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.
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