

Impressive Family Home

Hurst Park Abbotsham, Bideford, Devon, EX39 5BA

Guide Price

£529,000



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Large & Versatile Home In A Popular Village Location, Drive, Parking & Garage

Hurst Park Abbotsham, Bideford, Devon, EX39 5BA



Located within the ever-popular village of Abbotsham, this modern 3/4 bedroom detached family home boasts spacious accommodation along with ample off-road parking, a garage and a sunny South-facing rear garden.

Immaculately presented throughout and with planning permission granted to extend, this property offers tremendous flexibility and is perfect for those seeking a home for the growing family close to the much sought-after school, active couples looking to downsize with space to entertain or a dual occupancy opportunity within this exclusive location.

One of the most sought-after locations in North Devon, Abbotsham is a peaceful village, close to the rugged coastline at Abbotsham Cliffs, providing a very popular infant/primary school and the renowned "Thatched Inn" public house/restaurant.

Close to the South-West Coast path which enjoys picturesque walks to Westward Ho!, Bucks Mills and beyond, the village also offers easy access to the historic port town of Bideford. Bideford itself offers residents a wide range of amenities including a number of locally owned and operated shops and stores, a post office, a number of banks, a medical centre, cafes, restaurants and public houses, primary and secondary schooling along with a number of leisure pursuits.

Popular coastal locations are close to hand with the quaint fishing village of Appledore, glorious sandy beach at Westward Ho! and ever-popular coastal village of Instow all within a short drive and connected by a regular bus service.

There are also good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter and convenient route to the M5 motorway via the North Devon Link Road.

DETAILS

In brief, the property opens to an inviting entrance hall, welcoming you into the home and providing a convenient ground floor cloakroom along with stairs to the first floor. This then opens to a generous kitchen/diner/family room and spacious lounge with doors onto the South-facing garden. In addition, and accessed from both the kitchen/diner and lounge, is an adaptable snug/home office or ground floor bedroom 4.

The first floor accommodation comprises 2 good sized double bedrooms overlooking the garden at the rear along with a smaller double bedroom and bathroom at the front of the home.

The property is approached at the front by a private driveway providing ample off-road parking for a number of vehicles, including a camper van or a boat and leading to the garage. There is access both sides to the sunny South-facing garden, laid to patio with a raised lawn. There are 3 sheds, one with electricity and plumbing which is currently being used as a utility along with some mature plants and trees around the home.

Agent Note

Planning permission has recently been granted to extend the first floor to create an additional bedroom - planning number - 1/0625/2022/FUL - this could make for an excellent extension to the home to create a master bedroom with ensuite or could be adapted to form an annexe, subject to any additional consents. Please contact the team for plans.

VIEWING

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



Entrance Hall

Cloakroom

Kitchen/Diner/Family Room
7.79m max x 3.07m (25'6" max x 10'0")

Lounge 7.88m x 3.62m
(25'10" x 11'10")

Snug/Home Office/Bed 4
3.07m x 3.00m (10'0" x 9'10")

First Floor

Bedroom One 4.30m x 3.61m
(14'1" x 11'10")

Bedroom Two 3.62m max x 3.46m (11'10" max x 11'4")

Bedroom Three 3.07m max x 2.36m (10'0" max x 7'8")

Bathroom

Outside

Garage 4.89m x 2.79m (16'0" x 9'1")





SERVICES - Mains Electricity, Water and Drainage, Oil-Fired Central Heating.
EPC - D.
TENURE - Freehold.
COUNCIL TAX - Band E.
LOCAL AUTHORITY - Torridge District Council.



DIRECTIONS

From Heywood Roundabout on the A39, continue towards Westward Ho! and Bude to the next roundabout at Abbotsham Cross. Here turn right towards Abbotsham. Continue on this road without deviation, proceeding down the hill and into the village. Passing the school and village hall on your right hand side, take the next left towards "The Thatched Inn". The property will then be found after a short distance on the right hand side.

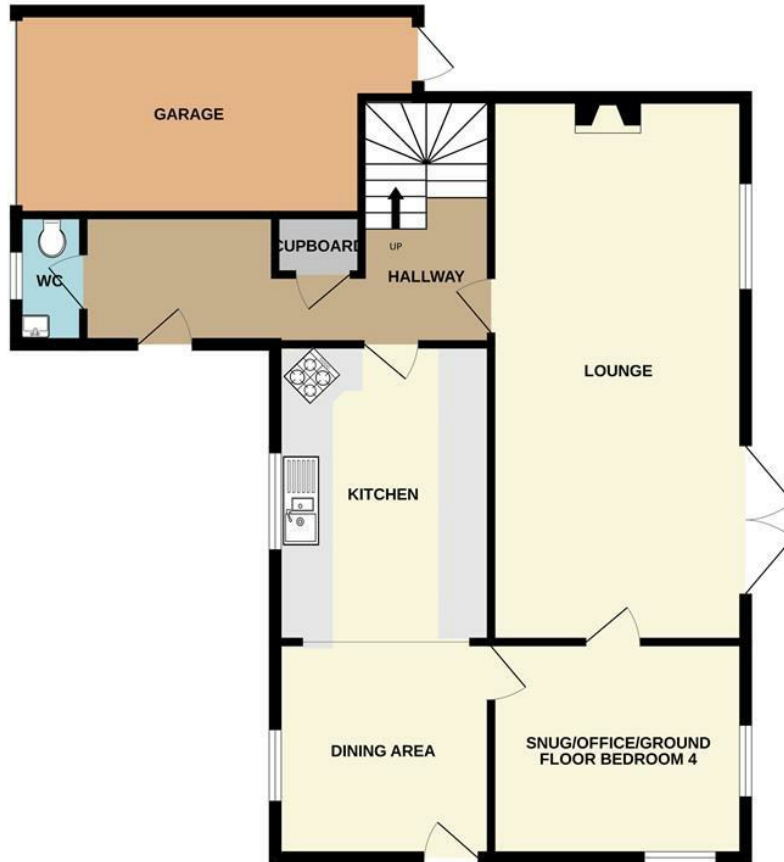


VIEWING

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



GROUND FLOOR
982 sq.ft. (91.3 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



ABBOTSHAM, EX39 5BA

TOTAL FLOOR AREA: 1514 sq.ft. (140.7 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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