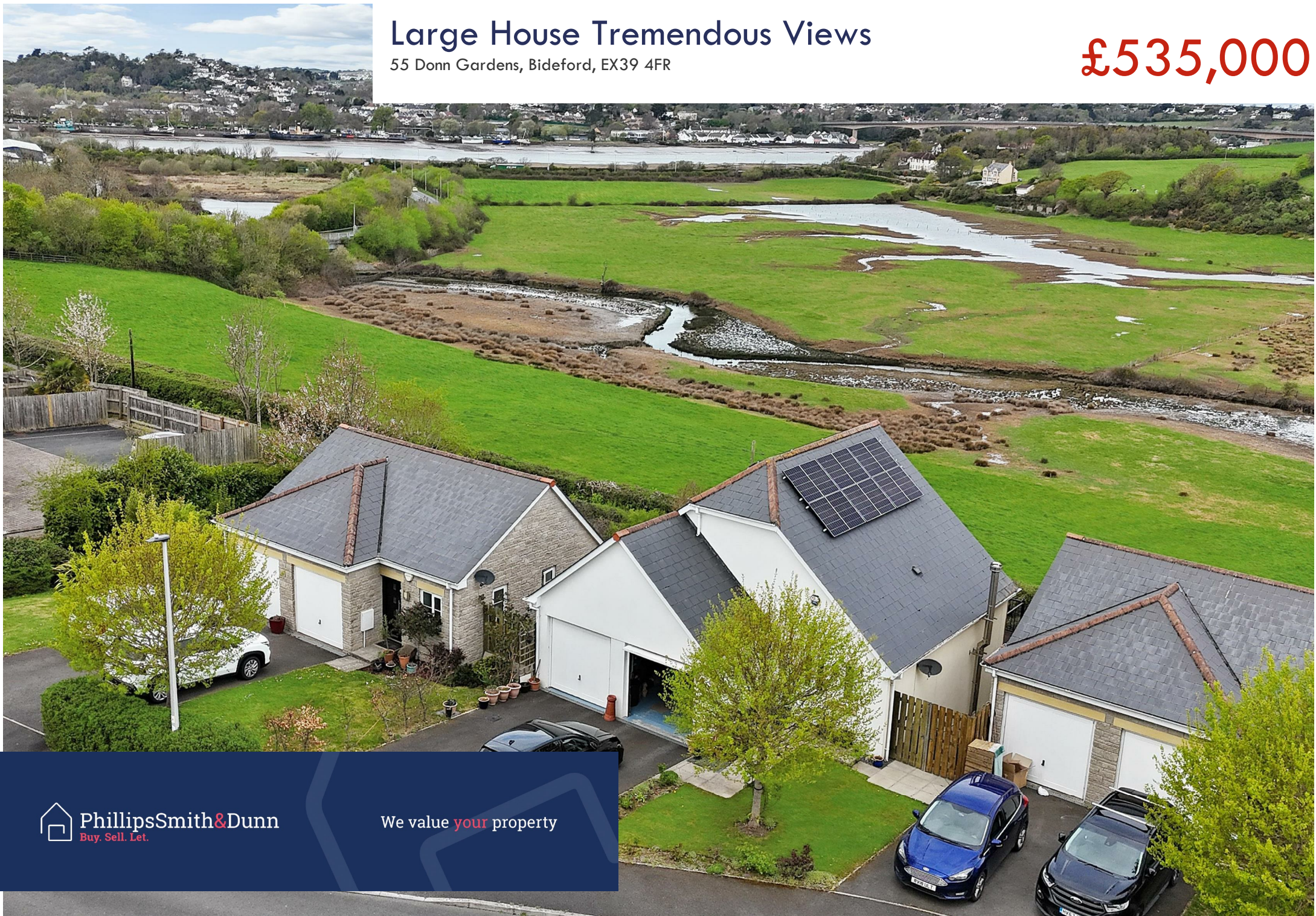


# Large House Tremendous Views

55 Donn Gardens, Bideford, EX39 4FR

£535,000



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

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# Large Family Home With Solar Panels, Double Garage & Stunning Views

55 Donn Gardens, Bideford, EX39 4FR



A large detached split level property with double garage, large driveway and tremendous views of the countryside towards the estuary. For those looking for an interesting outlook, have a passion for wildlife or simply enjoying your surroundings, this property is a MUST VIEW.

Set on the edge of the development overlooking protected land which is a haven for wildlife. The view extends 180 degrees towards the new bridge, the estuary and beyond.

The property is sizeable and has more scope than first meets the eye. With large already built void areas which would lend itself to be extended into. For those looking for a large family home, a house to grow into or just needing some extra elbow room, look no further.

These void areas (shown on the floor plan) would make for excellent additional living space on two floors. They could be utilised as a large bedroom with ensuite bathroom, further reception/sitting rooms or games/play rooms for the children to enjoy.

The property has a choice of up to 4 bedrooms with very comfortable living accommodation which is divided over three floors. There are two balconies on the top floor which enjoy fantastic views of the neighbouring vistas.

The property is approached over its private double driveway which gives level access to the front door and double garage with up and over doors. With a pretty front garden and small lawned area.

Stepping inside you have the entrance hall stairs leading to the lower ground floor and access to the rooms on the ground floor. There is a bedroom which could be a further sitting room or dining area and the main kitchen dining room which enjoys the fantastic views and access to the balcony. With a built in kitchen, plenty of cupboards and preparation space its perfect for those of you that enjoy home cooking.



# DETAILS

Whilst downstairs you have a further living room with balcony and sun room space with 180 degree views. The principal bedroom is also on this floor and enjoying the outlook with en-suite shower room and balcony.

On the lower ground floor you have two further bedrooms and a family bathroom with double doors out onto the rear garden.

The garden to the rear is level with stunning views and a 'ha-ha' style garden finish with sunken fencing creating an infinity garden effect. The garden has a high degree of privacy and enjoys a lot of the days sun in particular the evening sun. With an outside patio area it's the perfect garden to sit out and enjoy some dining alfresco or summers entertaining with family and friends.

Bideford is a historic market town in North Devon, set along the River Torridge. Known for its maritime heritage and the iconic Long Bridge, the town offers a mix of independent shops, cafes, a traditional Pannier Market, and attractions like the Burton Art Gallery and Victoria Park. It's a great base for exploring the coast and countryside, with easy access to walking and cycling routes like the Tarka Trail.

The surrounding villages each bring their own charm. Appledore and Instow sit on opposite sides of the estuary, offering coastal beauty, art galleries, and sandy beaches. Westward Ho! is ideal for surfing and family fun, while Northam and the inland villages like Buckland Brewer and Monkleigh provide a quieter, rural atmosphere perfect for scenic walks and country living.

Bideford is well-equipped with supermarkets, healthcare, schools, and leisure facilities. Regular buses link it with nearby towns like Barnstaple, where you'll find the nearest rail connection. The A39 makes driving easy, and Exeter Airport is just over an hour away. Whether you're looking for coastal adventure, countryside peace, or family-friendly activities, Bideford and its surrounding area offer a bit of everything.

## VIEWING

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



## Ground Floor

**Kitchen Breakfast Room 5.86 x 3.65  
(19'2" x 11'11")**

**Family / Dining Room 2.64 x 1.95  
(8'7" x 6'4")**

**Bedroom 2 2.94 x 2.73 (9'7" x  
8'11")**

## Lower Ground Floor

**Living Room 4.50 x 3.63 (14'9" x  
11'10")**

**Bedroom 1 3.20 x 3.75 (10'5" x  
12'3")**

**Sun Room 2.84 x 1.77 (9'3" x 5'9")**

## Lower Ground Floor

**Bedroom 3 3.20 x 3.62 (10'5" x  
11'10")**

**Bedroom 4 2.71 x 3.62 (8'10" x  
11'10")**

**Double Garage**









For more information about this property and to arrange a viewing appointment please don't hesitate to contact the sole selling agents, Phillips Smith & Dunn.

An internal inspection is advised by the agent to fully understand the situation and views that this property has to offer. Contact the Bideford team for more information and to arrange an appointment.



## DIRECTIONS

Heading out of Bideford over the old bridge turn left follow the road for some distance passing Tamar Trading. Take the next right onto Manteo Way towards Tesco's, turn left just before into Donn Gardens. Follow the road keeping left for a short distance whereby the property is on the left hand side clearly numbered '55'.



## VIEWING

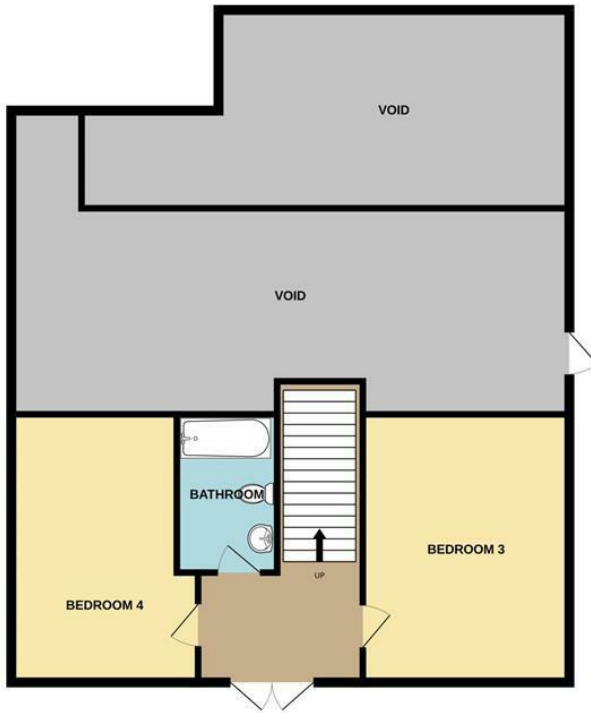
By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn Bideford  
Office  
01237 879797







NEW FLOOR  
1249 sq.ft. (116.0 sq.m.) approx.



BASEMENT  
1075 sq.ft. (99.9 sq.m.) approx.



GROUND FLOOR  
1076 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA : 3400 sq.ft. (315.9 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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