



Imposing Period Town House

Cornish House, 1 Bull Hill, Bideford, EX39 2BH

Guide Price

£349,500

- Grade II Listed Period House
- Gas Central Heating
- Stone Barn/Workshop
- 5 Bedrooms
- Views over the River Torridge
- Parking for 3 Vehicles
- Wealth of Charm & Character
- 'Sun Trap' Garden
- Must Be Viewed!

Directions

From Bideford quay front depart up High Street, taking the left turning into Grenville Street. Pass Bideford Pannier Market on your right, and continue straight on into Buttgarden Street where just before the junction, turn left into Lower Meddon Street, and then immediately right into Bull Hill, where the subject property is located directly in front of you, with the parking area located down to the left.

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or email bideford@phillipsland.com

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Room list:

Sitting Room

6.91m maximum x 4.72m maximum
(22'8" maximum x 15'6" maximum)

Kitchen/Diner

5.66m average x 2.82m (18'7" average x 9'3")

Ground Floor WC

Master Bedroom

5.00m maximum x 3.48m maximum
(16'5" maximum x 11'5" maximum)

En-Suite

Bedroom 2

4.80m x 3.28m average (15'9" x 10'9" average)

Bedroom 3

3.73m average x 2.36m (12'3" average x 7'9")

Bedroom 4

3.00m x 2.67m (9'10" x 8'9")

Bedroom 5/Study

2.49m average x 2.49m average
(8'2" average x 8'2" average)

Family Bathroom

Cornish House comprises a 3 storey period town house, being Grade II listed as of architectural and historical importance, with a wealth of charm and character, set within the quiet and historic part of 'Old Bideford', and affording easy access to the quay front, the town centre, and Victoria Park. The property is understood to date from the early 19th century, and was once a Public House, and in 1936 was converted to the property it is today. The adaptable accommodation benefits from gas central heating, and merits early internal inspection, in order to avoid disappointment.

Briefly the accommodation provides a dual aspect sitting room with 2 fireplaces, an inner lobby off of which is a ground floor WC, and also a staircase to the first floor accommodation. There is a kitchen/diner with ample storage, appliance space, and a door to the garden. The first floor has 3 bedrooms (each bedroom has shuttered windows) and a bathroom with a rolltop bath, and views over the River Torridge to Bidefords historic bridge,, with the second floor having a dual aspect master bedroom with an en-suite WC, and views of the estuary, and a further double bedroom.

Bideford is a popular town and working port located on the banks of the River Torridge. It offers a wide range of amenities, including shops, schools for all ages, and leisure facilities. The Tarka Trail, a well-known walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. The A39, also known as the Atlantic Highway, offers easy access to Barnstaple which is North Devon's regional centre, home to the area's main shopping, business, and commercial venues.

Outside

Cornish House boasts an enclosed 'sun trap' garden bounded by high walling, which affords a high degree of privacy. facing in a south easterly direction. This area has a raised decked area, a paved courtyard with water feature, and a pedestrian door giving access out to the parking area.

Within the garden area is a two storey barn, approximately 27' x 10' which is believed to have formerly been a stable - we are advised by the vendor that electric, water and gas are connected. Subject to planning permission this building has numerous potential uses.

Just a few steps from the property is a private parking area solely for Cornish House, which can accommodate 3 vehicles.

PLANNING - Planning consent (now lapsed) was granted 4th June 2020 under application number 1/0413/2020/LBC for a first floor extension to the rear of the house, providing additional accommodation with river views, and the conversion of the barn to a holiday cottage, to include a single storey extension - further information in this regard is available from the Torridge Council website.

Services

All Mains Services Available

Council Tax band

B

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Bideford
branch on
01237 879797

