



2 Langmead Drive



# 2 Langmead Drive

Bideford, North Devon, EX39 4FX

Bideford Town 1 mile, Instow/beach 3 miles, Barnstaple 9 miles

An extremely impressive and architecturally designed home of about 2,782sq.ft.

- Impressive open plan living areas, with second floor kitchen/dining/living room.
- Approximately 2782 square feet of accommodation
- High specification
- Freehold
- Four bedrooms all with en-suites
- Gated development of 12 properties
- Ample parking and large garage
- Council tax band F

Offers In Excess Of £700,000

## SITUATION

Bideford offers a wide range of amenities including many independent shops, butchers, greengrocers, cafes, pubs & highly regarded restaurants. In the prestigious Muddy Stiletto awards 2019 Bideford had more entries across the categories than any other town in Devon! There is a thriving & lively music scene, similarly artists & crafts people abound and North Devon local food producers are renowned in the SW. Bideford has schooling for all ages (public & private), a large selection of supermarkets & an outlet village.

There is access to the Tarka Trail from Bideford which affords superb walks and cycle rides extending beyond Torrington and Barnstaple and which form part of the national cycle trail. The popular friendly beach at Instow is around 3 miles away (also accessible via the Tarka Trail), with the renowned coastal town of Westward Ho! even closer with its three mile long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course. The regional centre of Barnstaple is approximately 10 miles away. There are also good transport opportunities via the A361 Link Road which connects to the motorway network at Junction 27 of the M5 motorway or via the railway to Exeter



## DESCRIPTION

An extremely impressive home of about 2,700sq.ft. including a vast open plan kitchen/dining/living room, 4 en-suite double bedrooms, broad sun terraces, large garage and plentiful parking. Wonderfully positioned and within very easy reach of the ever-popular town of Bideford, the coast and countryside. Built in 2020, 2 Langmead Drive has been imaginatively and carefully designed to maximise its private position. In keeping with 21st century living, the generous open plan living areas enjoy terraces with views of the surrounding woodland and countryside. Immense attention to detail has been paid to the finishes both inside and out, with minimal maintenance in mind by using weather resistant and sustainable materials, including a Zinc roof, elevations of brick, stylish composite exterior tiles and balconies with self-cleaning glass. The design and layout, together with the quality furnishings, provide both flair and versatility, making for an outstanding family or holiday home.

## ACCOMMODATION

The ground floor gives access to the plant/storage room and internal garage which could have potential to convert into a home office/studio/gym/cinema room etc.

The oak staircase leads to the first-floor landing which includes the impressive, four double bedrooms, all with high quality en-suites and balconies. The principal bedroom also benefits from a walk-in wardrobe.

The second floor includes a galleried landing with WC and the superb main open-plan living space with pitched vaulted ceiling, floor to ceiling windows and two aspects opening out onto the elevated terraces, benefiting from lovely countryside views. This impressive space is flooded with natural light and is certainly a hub of the home to be proud of. The kitchen area provides an extensive range of high quality, sleek, contemporary units with integrated Neff appliances, a large breakfast bar, porcelain worktops and Quooker tap. Further space for storage and appliances can be found in the utility room. The terraces to the front have ample room for tables, chairs, bbq etc terrace with glass balustrades providing splendid views.

## OUTSIDE

Externally the property has a low maintenance garden to the front, sloped gardens to the back, brick paved driveway for a number of vehicles and access to the large garage via an electric rolling door.

## SERVICES

Air source heat pump. Underfloor heating throughout. Mains water. Mains electric. CCTV security system.

10-year warranty via LABC.

Charge for communal areas circa £2-2,500 pa.

What3Words : ///paused.stardom.putts



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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