



Olive Farm



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Orchard Hill, Bideford, EX39 2RA

Bideford Town Centre 0.7 miles, Westward Ho! Beach 2 miles,
Northam 1 mile, Barnstaple 10 miles

Grade II elegant farmhouse arranged over three floors with five bedrooms and attached studio on the edge of Bideford town.

- Grade II detached period home
- Three reception rooms
- South facing garden, garage and plentiful parking
- Freehold
- Generous accommodation arranged over three floors
- Five bedrooms
- Attached Studio/Income potential
- Council tax band F

Guide Price £725,000

SITUATION

Olive Farm is situated on one of the most highly sought after residential roads in the area, within walking distance of Bideford's amenities with easy access to the sandy, surfing beach at Westward Ho! The historic port and market town of Bideford sits on the banks of the River Torridge, offering a range of amenities including various shops, banks, butchers, cafes, bakeries, places of worship, pubs and restaurants. Schooling for all ages (public and private), five supermarkets and Affinity Retail Park is just a short two-mile drive away with an excellent range of well-known branded shops and factory outlets. From Bideford, there is also access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Great Torrington and Barnstaple. The nearby village of Northam is one mile away and offers a range of amenities including Post Office, newsagents, small supermarket, pubs and restaurants, church, primary school, library, health & dental centre and a gym and swimming pool.

The coastal town of Westward Ho! is two miles away and benefits from a three mile long, safe and sandy beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club, which is reputed to be the oldest links course in England. There is also a good range of amenities for its size, as well as access to the South West Coast Path, which affords excellent walks with stunning vistas of the rugged North Devon coastline. The regional centre of Barnstaple is approximately 10 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 link road, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line.



DESCRIPTION

Olive Farm is an impressive period character home, situated in one of Bideford's most desirable roads, a quiet location yet just a short walk from Bideford's amenities. The Grade II listed farmhouse is believed to date back to the Georgian era, circa 1750, with Victorian additions. In more recent years, the property has been updated with stylish contemporary finishes that blend with the period features. It includes an attached studio, converted from a former outbuilding, providing potential for working from home, ancillary accommodation or income potential (subject to the necessary consents). There is ample parking, garage and a generous sized rear garden.

The accommodation comprises entrance porch leading into the main hallway, with an attractive Victorian tiled floor. To either side of the hallway are two light, dual-aspect reception rooms with wooden floors, wood-burning stoves and a range of built-in cupboards and shelving. From the hallway and one reception room are glazed doors to the large south-facing garden room/conservatory, a lovely space to relax looking out on the garden.

The heart of the home is a large farmhouse kitchen with shaker-style wall and base-level units, slate flooring and space for a range cooker and large dining table. There is also an ESSE log-fired range, providing fantastic warmth and an additional cooking option. From the kitchen, doors lead to the utility room, with space and plumbing for washing machine and tumble dryer and access to the rear garden; and to the boot room, with access to the WC and door to the front driveway.

On the first floor is a large, dual-aspect main bedroom with pretty cast iron fireplace and ensuite bathroom with bath and shower. This floor also has a family bathroom, separate WC and two further bedrooms, one of them a large dual-aspect room. A wide, turning staircase leads past a beautiful feature arch window to the second floor, where there are two airy dual-aspect bedrooms, one with vaulted ceiling and exposed A-frame beams. There is also a shower room.

OUTSIDE

The property is bordered to the front by a stone wall. The driveway is accessed through a pair of pillars, leading to parking for several cars and a large single garage. To the rear of the property is a generous south-facing garden, mostly laid to lawn, with a pond and bordered by a traditional Devon bank with shrubs and fruit trees. There is a large, private patio, gardener's WC and stone-built outhouse providing useful storage.

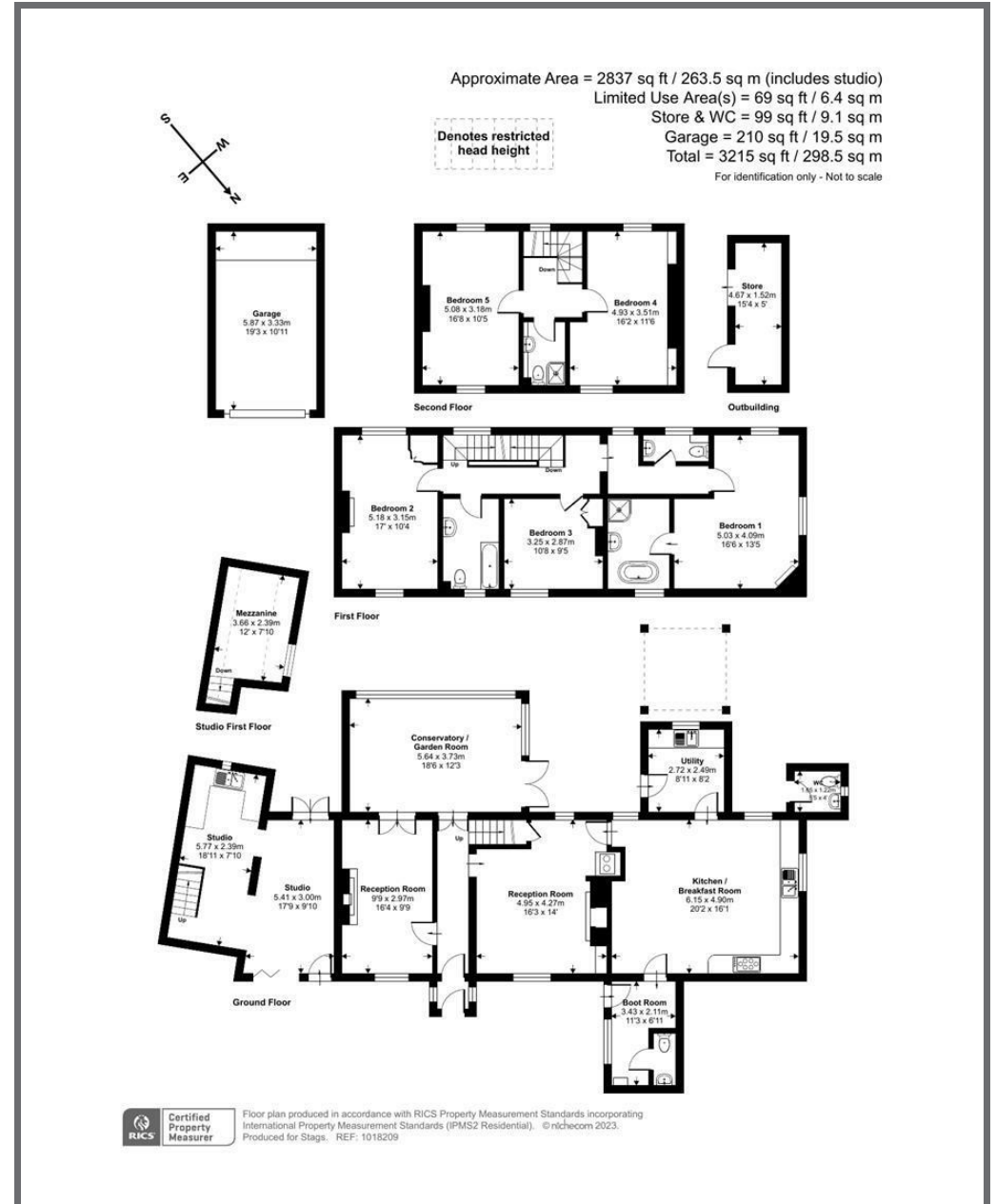
Attached to the property is a generous-sized studio with separate access from the main house, a kitchen area, slate floor and doors to the garden with its own patio area. Stairs lead to a mezzanine, currently used for storage. The studio could be two-storey, has water and power connected and provides a versatile space - ideal for many uses including working from home, consultation rooms, dual occupation or income potential (subject to the necessary consents).

SERVICES

All mains services.



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 | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 59 | 81 |
| England & Wales EU Directive 2002/91/EC | | |

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