



Chapel Park



Chapel Park

Mines Road, Bideford, Devon, EX39 4PJ

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

A four-bedroom period residence providing in excess of 2900 sq. ft of accommodation and sits in around 0.6 acres of gardens and grounds.

- Circa 1870
- 4 bathrooms
- Double Glazing throughout
- Short drive to both town and beaches
- Freehold
- 4/5 bedrooms
- 3 reception rooms
- 0.6 acre's of grounds
- Extensive parking and triple garage
- Council tax band E

Offers In Excess Of £799,000

SITUATION

Located in a secluded, elevated position and approached by a quiet, residential no-through road, Chapel Park enjoys the best of both worlds being set in almost semi-rural surroundings with fine views yet within a few minutes' drive of the port and market town of Bideford. Bideford is located on the banks of the River Torridge and provides a good selection of amenities including supermarkets, a range of shops, schooling for all ages, hospital and places of worship. Also within easy reach is the Tarka Trail which affords excellent walks with superb cycle rides and the sandy beach at Instow and has all of the amenities that this highly popular village has to offer. These include a hotel, local shop, café, delicatessen, gallery, various public houses, restaurants, primary school, church and sailing club. Also close by is the quaint former fishing village of Appledore with its cobbled streets, fashionable galleries, cafes, eateries and popular quay.

Westward Ho! is a short drive away with sandy beach, Burrows Nature Park and North Devon golf course. The A39 Link Road is nearby and gives access to the regional centre of Barnstaple which is approximately 10 miles away offering the area's main business, commercial, entertainment and shopping venues.



DESCRIPTION

Chapel Park is an impressive and historic four-bedroom period residence providing in excess of 2900sq ft of accommodation and sits in around 0.6 acres or gardens and grounds meaning the property has a sense of complete seclusion and privacy. Constructed circa 1870, it is understood the property was originally built as the Captain's house of the local mine, however the property is not listed. The accommodation is light, in great condition, well-proportioned and has a wealth of character throughout. Externally the property benefits from a gated gravelled drive with extensive parking and a detached triple garage.

ACCOMMODATION

An attractive lobby leads into the reception hall, setting the tone for the rest of the house with its character, high ceilings and elegant double-glazed sashed windows. To the right, is the kitchen/breakfast room with a range of fitted units, central island, and door to a side terrace. On the opposite side is the superb living room with fireplace and wood burner. This room has an abundance of natural light thanks to the three sash windows. To the back of the property is two impressive reception rooms, the spacious dining room provides direct access to the garden and the family room, which could be used as an office, hobby room, cinema room or an additional bedroom with shower en-suite. Also, on the ground floor is a further kitchen/ utility room, internal store room and laundry room.

The quality and attention to detail continues to the first floor where all of the elegant and well-appointed bedrooms have classic proportions, high ceilings and all are dual aspect. The principal bedroom is very impressive, enjoying fine views, walk-in wardrobe and a stylish en-suite. This room also has access to the 'Jack and Jill' family bathroom. Bedroom two also benefits from a shower en-suite. Again, off the landing is a further family bathroom and separate W.C.

OUTSIDE

Accessed by electric iron gates, the sweeping gravelled drive leads to the extensive parking area and the triple garage. Ideal for any car enthusiasts, motor home, caravan, boat etc.

The grounds wrap around the property with many areas for outdoor dining, large areas of lawn together with a stone outbuilding which could be converted to a studio, home office or Airbnb (subject to planning) The roof of the home is a recessed roofline with a hidden double-pitched slated roof.

SERVICES

Mains water and electric. Private drainage. LPG gas central heating. According to Ofcom, Superfast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.



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.



Approximate Area = 2935 sq ft / 272.6 sq m
 Garage = 597 sq ft / 55.4 sq m
 Total = 3532 sq ft / 328.1 sq m
 For identification only - Not to scale

Garage Plan:
 Double Garage: 6.81 x 5.41m / 224 x 179
 Garage: 5.41 x 3.40m / 179 x 112

Ground Floor:
 Dining Room: 4.98 x 4.55m / 164 x 1411
 Family Room / Bedroom 5: 5.92 x 4.55m / 195 x 1411
 Laundry Room: 2.41 x 2.03m / 711 x 678
 Utility: 4.24 x 3.30m / 1311 x 1010
 Sitting Room: 7.80 x 3.78m / 257 x 125
 Kitchen: 4.24 x 3.58m / 1311 x 119

First Floor:
 Bedroom 4: 4.27 x 3.81m / 14 x 126
 Bedroom 2: 4.57 x 3.39m / 15 x 1010
 Bedroom 1: 5.21 x 3.71m / 171 x 122
 Bedroom 3: 4.47 x 3.71m / 148 x 122

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Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		33
F (21-38)		
G (1-20)		

England & Wales EU Directive 2002/91/EC

RICS Certified Property Measurer
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