



Mystique House and Cottage











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Graynfyld Drive, Bideford, Devon, EX39 4AP

Amenities walking distance, Instow/beach 3 miles, Barnstaple 8.7 miles

A striking Arts and Crafts era property with attached cottage enjoying wonderful views of the River Torridge yet within walking distance of local amenities and the Tarka Trail.

- A substantial Arts and Crafts period home
- 3 Bedroom attached cottage
- Extensive parking and double garage
- Walking distance to the town
- Freehold
- 5 Bedroom, 4 reception room main house
- Landscaped gardens
- Wonderful views of the River Torridge, Bideford Quay and beyond
- Suitable for home with income or dual occupation
- Council tax band F

Guide Price £1,195,000

## Stags Bideford

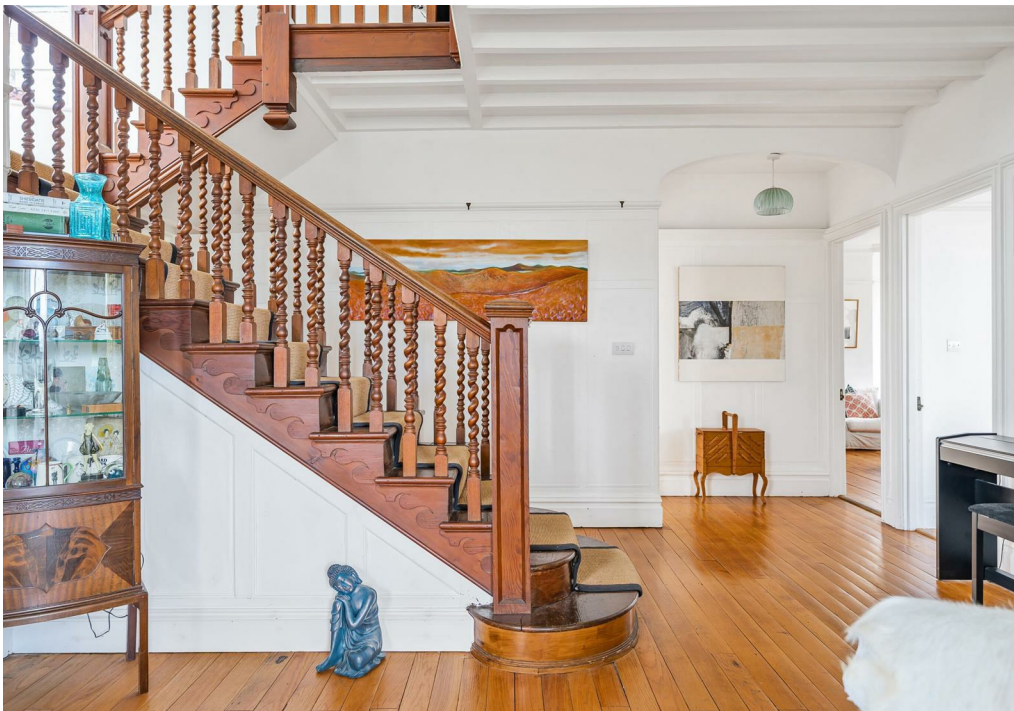
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## SITUATION

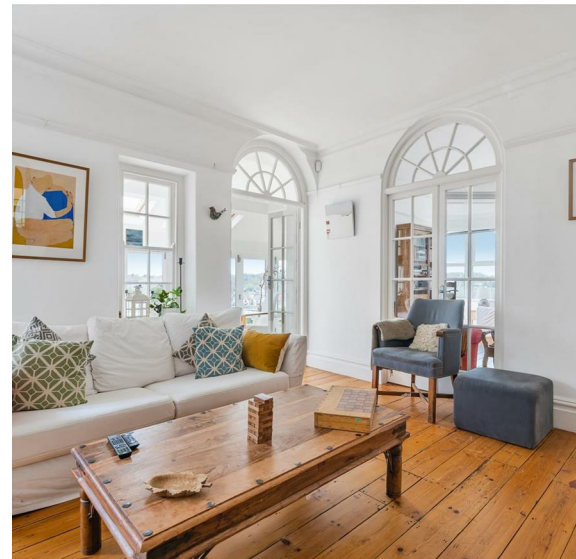
Situated down a private drive of individual properties and enjoying superb waterside views over the estuary towards Bideford town and the renowned stone Long Bridge, the property is located within easy walking distance of the town centre and moments away from the famous Tarka Trail which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple.

The port and market town of Bideford has an excellent range of amenities including banks, public houses, various independent shops, restaurants, places of worship, schooling for all ages (public and private) and five supermarkets. The 'Affinity' retail park is just a short drive away and has an excellent range of well-known branded shops, factory outlets including Crew, Jaeger and Clarks. The sandy beach at Instow is around 3 miles away, also accessible via the Tarka Trail, with the coastal town of Westward Ho! nearby, which benefits from a three-mile long safe and sandy beach adjoining Northam Burrows Country Park and famous The Royal North Devon Golf Course. There are also a good range of amenities, as well as access to the South West Coast Path, with miles of excellent walks and stunning vistas of the rugged North Devon coastline.

The regional centre of Barnstaple offers all of 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 motorway or via the railway to Exeter.

## DESCRIPTION

Mystique House and Cottage is a striking period property understood to have been built in the mid-1920's and is a perfect example of the popular Arts and Crafts style, retaining many original features while introducing some tasteful, modern finishes throughout, blending the charms of a traditional country cottage with a house of larger proportions and providing a quirky character typical of this era. Set in an elevated private position enjoying wonderful views of the River Torridge and beyond, this exquisite property boasts internal accommodation that extends to almost 3,500 sq ft. Currently used as a five-bedroom home with an attached three-bedroom holiday cottage this could easily be adapted for anyone looking for dual occupation. Internally, notable features have been wonderfully preserved and restored including the stunning staircase, original oak and pine wooden flooring, original beams, curved windows, arts and crafts cupboard wall, these authentic features are complemented by sympathetic additions, including a light and contemporary kitchen, updated bathrooms and a wonderful sun room/dining room which enjoys fine views. Externally the property benefits from a sweeping drive, extensive parking, double garage and landscaped gardens to both the front and rear of the property.







### MYSTIQUE HOUSE

The attractive stained-glass front door welcomes you into the porch with parquet flooring and internal stained-glass door leading into the reception hall which sets the tone for the rest of the house with an abundance of natural light, high ceilings, panelled walls, elegant curved sash windows and a stunning mahogany staircase with twisted spindles. The reception hall includes a seating area to the front with woodburner, and leads to its principle rooms, the most notable being the superb family room which boasts original floorboards and large bay window with fine views. From here the impressive sitting room can also be accessed via wooden French doors, with woodburner and French doors into the dining room flooded with natural light due to its 5 Velux windows and wrap-around doors onto the garden terrace with fabulous 180-degree views of the River Torridge. To the rear of the house is the fantastic contemporary Kitchen which includes a range of higher and lower units, built in Neff appliances, inset sink with drainer, oak worktops, large central island with gas hob, bespoke original built-in cupboards and doors to the patio courtyard. On from here is the useful utility room with built-in units, space for all white goods, inset sink and door to the cottage. Also, on this floor is the rear porch with access to the garden and WC with sink, cloakroom and understairs cupboard.

The elegant proportions continue on the first floor, with three beautifully appointed bedrooms all enjoying wonderful views, with the principal bedroom boasting a private balcony with some of the best views on offer and also includes a spacious and stylish 'Jack and Jill' shower ensuite with bidet. The family bathroom which is also on this floor includes a side panel bath, separate shower, WC and sink. A staircase leads to the second floor where there are a further two further double bedrooms/office and a shower room with WC and sink.

### MYSTIQUE COTTAGE

Renovated around 5 years ago and currently run as a very successful holiday let, The Cottage is attached to the main home and interconnects via the utility room but can be separated completely if required. The accommodation is light, spacious and has been tastefully updated. The front door leads into an entrance hall with shower room with WC. To one side of the staircase, you will find a well-equipped kitchen/diner with integrated appliances and space for dining table. The other side of the staircase offers a bright and comfortable lounge with French doors leading out to the side of the property and the lovely garden beyond. Upstairs, there is a galleried landing and a dual aspect principal bedroom with en-suite shower room with WC and bidet. There is also a walk-in wardrobe and superb views across the gardens to the river beyond. The last two bedrooms are a double with good views and a single room. The family bathroom with a shower over the bath and WC completes the accommodation.

### OUTSIDE

Accessed via a sweeping drive to the front which leads to extensive parking for a number of cars, motorhome, caravan, boat etc. as well as a detached double garage.

Landscaped garden to the front with patio terrace and boarded by stone wall and an assortment of plants, shrubs and trees.

To the rear of the property is a large private garden which is mainly laid to lawn, ideal for young families or entertaining, while a raised patio area makes the most of the views and is perfect for outdoor dining and hot tub. The rear garden also benefits from a concealed vegetable patch, shed, greenhouse and outdoor storage.

### SERVICES

All mains connected. Gas central heating.

Underfloor heating to both the house and cottage on the ground floors.

The cottage benefits from its own boiler and pressurised water system.

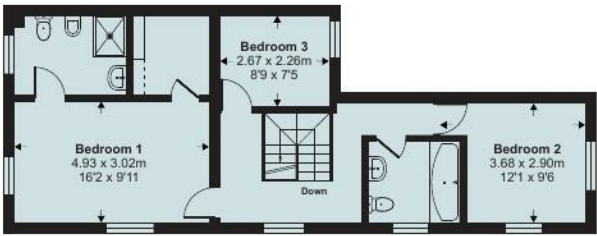
According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.





Approximate Area = 2902 sq ft / 269.6 sq m  
 Limited Use Area(s) = 288 sq ft / 26.7 sq m  
 ■ Annexe = 1409 sq ft / 130.9 sq m  
 Garage = 304 sq ft / 28.2 sq m  
 Total = 4903 sq ft / 455.4 sq m

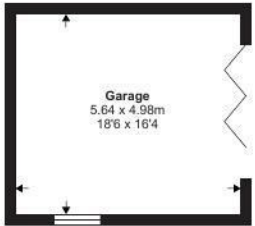
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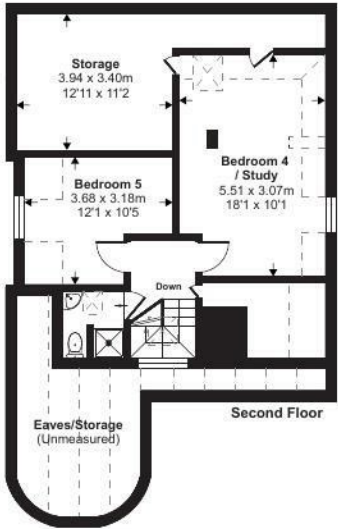
Annexe First Floor



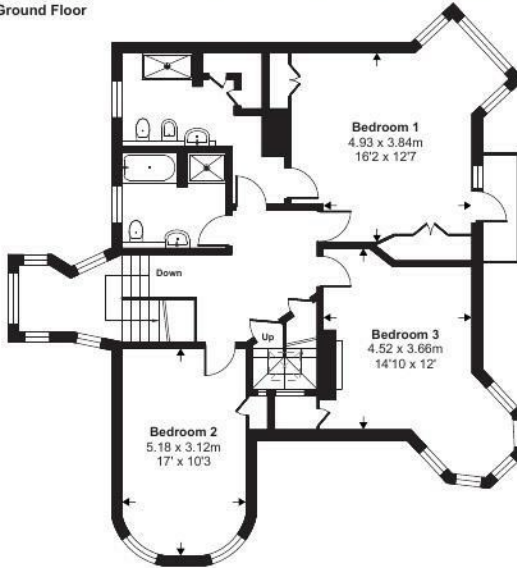
Annexe Ground Floor



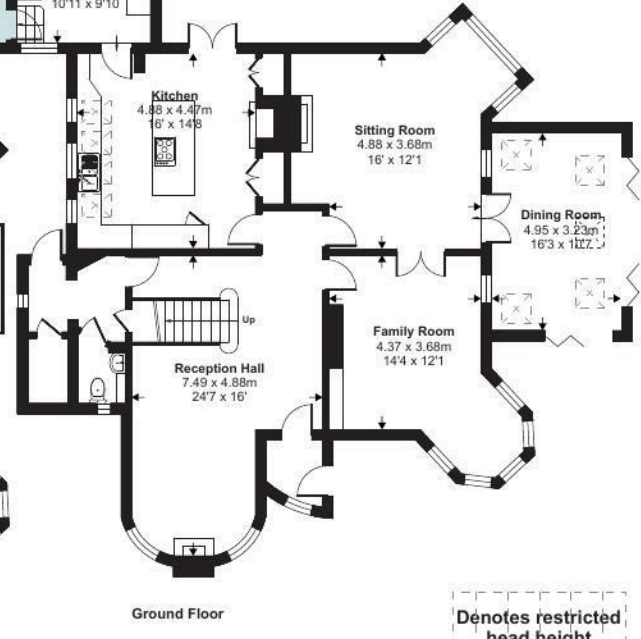
Garage  
5.64 x 4.98m  
18'6" x 16'4"



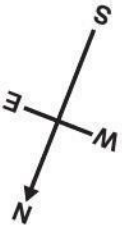
Second Floor



First Floor



Ground Floor



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Stags. REF: 1047095



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		65	
(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	







