



Cornish House

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



Located in Bideford Town, Instow/beach 3 miles, Barnstaple 10 miles

An interesting Grade II Listed property, located in a quiet yet convenient location with views of the River Torridge and within minutes walk of Bideford town centre

- Period property
- Convenient Town location
- Sitting Room/Dining Room
- Kitchen/Breakfast Room
- 5 Bedrooms
- Two storey stone barn/workshop
- Private walled garden
- Off road parking for three vehicles
- Freehold
- Council tax band B

Guide Price £375,000

SITUATION

The property is situated within the port and market town of Bideford, on the banks of the River Torridge and offers a wide range of amenities within walking distance including various shops, butchers, pubs, restaurants, cafes and places of worship. Bideford has schooling for all ages (public and private), five supermarkets and shopping outlet and retail complex is nearby, with a range of popular brands. There is also access to the Tarka Trail from Bideford, which affords superb walks and cycle rides, that extend beyond Torrington and Barnstaple. The popular friendly beach at Instow is around 3 miles away and the renowned coastal town of Westward Ho! is nearby which benefits from a three mile long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course, which is reputed to be the oldest links course in England. There are also a good range of amenities for its size, as well as access to the South West coastal footpath which affords excellent walks and stunning vistas of the rugged North Devon coast line.

The regional centre of Barnstaple is approximately 10 miles away and offers all of the areas 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

A wonderful opportunity to acquire an interesting Grade II Listed property, located in a quiet yet convenient location with views of the River Torridge and within minutes walk of Bideford town centre. Believed to date back to the early 19th Century, Cornish House was originally a public house, before being converted into a cottage in 1936. The property sits in a corner plot with a secluded walled garden, former two-storey stone barn and off-street parking bay for three vehicles.

Internally, Cornish House is deceptively spacious with the accommodation arranged over three floors with some of the rooms enjoying estuary views. There is an open plan sitting room and kitchen/breakfast room with a WC on the ground floor. There are five bedrooms in total arranged over the first and second floors, with a family bathroom on the first floor and en-suite WC to the principal room. The property also has the benefit of an attached period two storey barn, originally believed to be a stable which is currently being used as a workshop however does have lapsed planning to be converted into a two bedroom holiday cottage.

ACCOMMODATION

From the front of the property, the front door leads into an open plan sitting room. There are two sash windows to the front with internal shutters and a window to the side, fireplace, multi-fuel stove and a slate hearth. From this room an internal hallway has stairs rising to the first floor, understairs storage cupboard and WC. The kitchen/breakfast room has a window to the front and door that leads to the garden. There is a selection of floor and wall-mounted cupboards and drawers, 1½ bowl sink and drainer, space for a gas-fired Range style double oven and hob. There is also enough room for breakfast table and chairs.

From the first floor, doors lead to the bedrooms and bathroom and stairs rise to the second floor. There are two double bedrooms and a single bedroom/study, all with original

windows and some original fireplaces. The family bathroom has views of The Torridge estuary and comprises a rolltop bath with sink and low level WC.

On the second floor, there is access to two further bedrooms with the dual aspect principal bedroom benefiting from an en-suite WC and views of the estuary.

OUTSIDE

The very secluded and private garden is located to the side and rear of the property and includes pedestrian access from the front leading to the off-road parking. Raised decked area, paved courtyard with water feature, an assortment of plants and space for BBQ, seating etc. Perfect for alfresco dining.

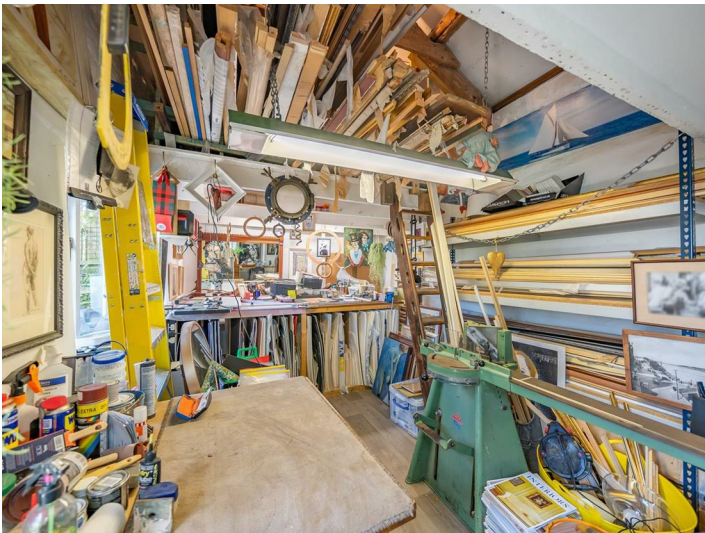
Within the garden is the two storey attached barn, formerly believed to have been a stable. This building has light, water, gas and power connected and comprises stable door to the utility area with space and plumbing for appliances. Double doors from the front leads to a workshop/studio space with a mezzanine and exposed A-frame beams above. This could be converted into auxiliary accommodation, holiday income, space for a dependent relative or as a studio/home office, subject to planning. However this does currently have lapsed planning to be extended and converted into a two bedroom holiday cottage.

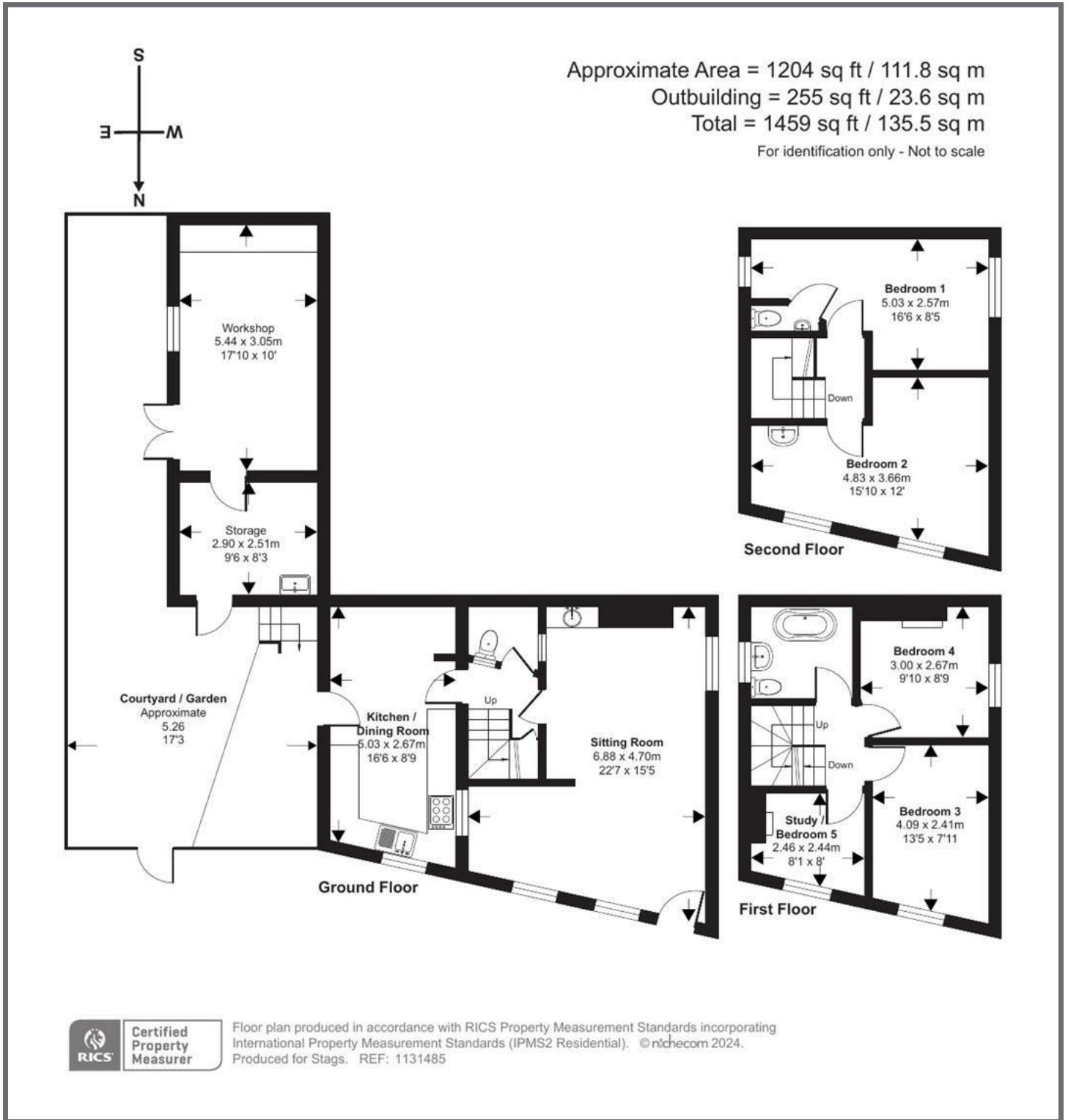
Within a stone's throw from the property is a private, off-road parking bay for three vehicles. A real rarity in this location. This is solely owned by Cornish House.

SERVICES

All mains services connected.

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.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-68) D
(55-68) D	(49-54) E	(35-48) F	(2-48) G
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		86	56

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