



Apartment 17, The Old School



Westward Ho! beach 3 miles, Instow 4 miles, Barnstaple 10 miles

Stunning 3/4 bedroom duplex apartment within a former Victorian School tucked away in 'Bideford's Old Town'

- Duplex apartment
- Stunning open plan living
- Views over Bideford
- Allocated parking for 2 vehicles
- Communal gardens
- Period features
- Leasehold
- Council tax band B

Guide Price £300,000

SITUATION

The Old School is located within the historic Old Town quarter of Bideford in an elevated position with views towards the River Torridge in the distance. The property is moments away from Bideford Pannier Market which dates back to 1884 and today houses cafes, coffee shops, craft stalls and independent shops. The port and market town of Bideford has a wide range of facilities including various shops, butchers, pubs, restaurants, five supermarkets and cafes. There is also a nearby shopping outlet and retail complex with a range of popular brands such as Nike, Crew Clothing and Starbucks. From Bideford, there is access to the Tarka Trail which affords superb walks and cycle rides, that extend beyond Torrington and to Barnstaple town, passing Instow beach. The renowned coastal town of Westward Ho! is also nearby with a long sandy beach, that adjoins Northam Burrows Country Park and The Royal North Devon Golf Course, with a good range of amenities and access to the South West Coast Path. Barnstaple offers a wider range of businesses, shopping and commercial venues. There is also connections to the M5 motorway (Junction 27) via the A361 or via railway to Exeter.

DESCRIPTION

The Old School is understood to have been constructed in 1903, as a prestigious girls and infants boarding school, before becoming a grammar school and then a college. In 2017, this magnificent building was transformed into 24 unique and modern apartments, skilfully and sympathetically converted, whilst retaining many original features including sash windows, high ceilings, areas of parquet flooring and some exposed brickwork. In our opinion, this impressive conversion has cleverly kept much of the buildings, character, feel and history of the old school as possible.

Apartment 17 is believed to be one of the largest apartments with spacious, light and airy accommodation designed in the style of an 'American loft'. Some of the most notable features are the large open plan living/dining room with wood burning stove and luxury kitchen with a vaulted ceiling, large sash windows and stunning mezzanine master bedroom above which could also be used as a home office/sitting room. The kitchen has ample storage units, breakfast bar, solid oak worktops, integrated washing machine/ dryer, fridge freezer, microwave, hob and oven. There is one bedroom on the ground floor and a white three piece bathroom suite, built-in storage on first floor landing, two further bedrooms and shower room.

Outside, the apartment enjoys communal gardens reserved for residents and comes with two designated parking spaces. An additional visitor parking is available.

PROPERTY INFORMATION

Gas central heating (electric also available)
Mains water
Mains electricity
Mains drainage
Brick built construction with tiled roof
Secondary glazing within apartment to all windows

According to Ofcom, Ultrafast broadband is available at the property. For further information such as mobile signal, please visit the Ofcom website.

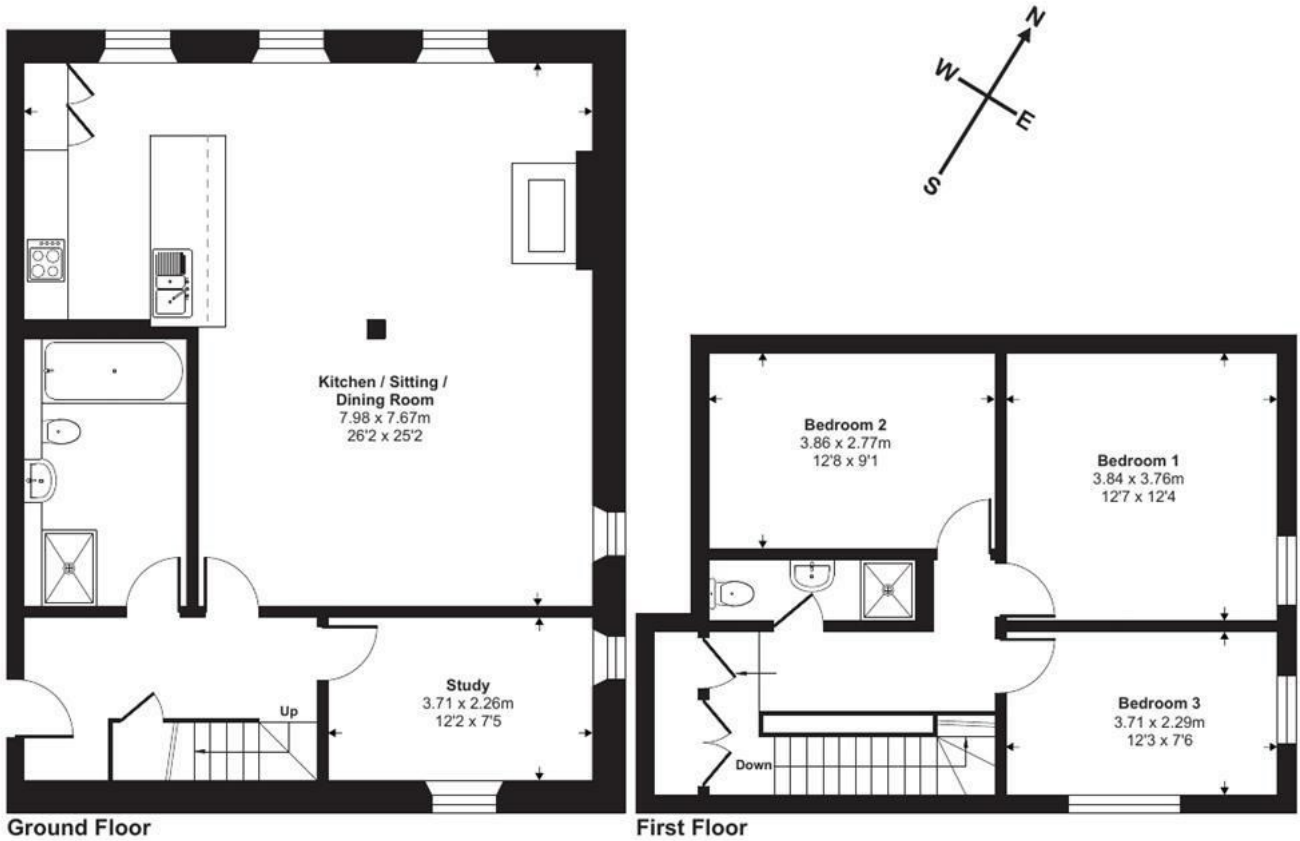
LEASE DETAILS

999 year lease from 2018
Service Charge estimated at £1350 p/a and
Ground rent £200 p/a
Crown Property Management
Pets are allowed by permission



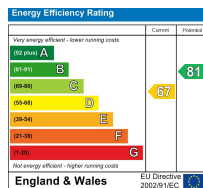
Approximate Area = 1415 sq ft / 131.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1163940

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