



Hazelhurst



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20, Abbotsham Road, Bideford, EX39 3AH

Bideford Quay walking distance, Instow/Beach 3 miles,
Barnstaple 10 miles.

A handsome Victorian detached residence providing in excess of 3790 sq ft of extensive and impressive family accommodation.

- Circa 1890
- 7 Bedrooms
- 3 Reception Rooms
- Secluded garden
- Freehold
- 3793 sqft
- 3 Bathrooms
- Extensive parking
- Original features
- Council tax band F

Guide Price £795,000

SITUATION

Hazelhurst is prominently situated on one of the most sought-after residential roads in Bideford, popular due to its close proximity to local amenities and some of the most individual and attractive architecture to be found in Bideford. The historic port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of facilities all within walking distance including various shops, butchers, pubs and restaurants. Bideford has schooling for all ages (public and private), five supermarkets, a variety of cafes, boutique shops, places of worship and a large public park. 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 also access to the Tarka Trail which affords superb walks and cycle rides that extend beyond Torrington and Barnstaple, passing the beach at Instow (around 3 miles away). The renowned coastal village of Westward Ho! is also nearby, which benefits from a three mile long safe and sandy blue flag beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course. There are also a good range of amenities for its size, as well as access to the South West Coast Path, which affords excellent walks and stunning vistas of the rugged North Devon coastline.



DESCRIPTION

Hazelhurst is an outstanding and impressive detached Victorian residence providing a splendid family home of generous proportions and accommodation of approximately 3793 square feet set over three floors. Tucked away behind partly walled gardens in this prime location, it is ideally placed to enjoy all the conveniences of the town yet with the added benefits of space and privacy. The property is beautifully presented and is a fine example of Victorian architecture. It includes many period features which have been blended well with 21st century refinements while also benefiting from notable improvements including reconditioned windows, internal secondary glazing and a new central heating system. The setting and private, secluded gardens are lovely and are accessed via an electric gate which also leads to extensive parking.

ACCOMMODATION

Entering the house via the front door, you are greeted by a spacious porch, stained glass door and a superb hallway with stairs leading to the upper floors. On both sides are delightful, light-filled reception rooms to the front of the house. Both have a feature fireplace and a large bay window which makes an attractive focal point. The third reception room has similar proportions and details with a bay window looking out onto the rear garden. The impressive kitchen breakfast room includes a solid wood custom-built kitchen which comprises a good range of units and central island with granite worktops, integrated appliances including a Miele dishwasher and electric oven as well as three-oven gas AGA and space for an American-style fridge. A door from the kitchen leads to a useful utility room, a pantry/store room and there is a door out to the side patio. At the end of the ground floor hall is the conservatory overlooking the rear garden and a cloakroom WC.

Accessed via the original mahogany staircase with stained glass window, on the upper two floors there are seven double bedrooms and three bathrooms. On the first floor, two impressive bedrooms boast bay windows with bedroom three and four benefitting from a 'Jack and Jill' style bathroom which includes shower cubicle, bath, WC and sink. The family bathroom includes wood flooring, tiled walls, shower cubicle, Jacuzzi bath, WC and sink.

On the second floor, there are a further three double bedrooms and bathroom which includes shower, bath, WC and sink.

OUTSIDE

The garden and outside space really are lovely at Hazelhurst. The property is accessed via an electric gate leading to the front of the house with gravelled parking for a number of vehicles, motor home, boat etc flanked by some well-stocked borders giving the property plenty of privacy. The magnificent veranda to the house wraps around the front and side of the property and is a delightful area to sit and relax. The gardens of the house are private, secluded and include a side terrace with natural slate, ideal for al fresco living. This leads nicely to the garden with a large area of well-tended lawn, large patio area and stone workshop with slate roof. A great space for any family or blank canvas for anybody with green fingers.

SERVICES

All mains connected. Gas central heating.

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.

AGENT NOTE

It is worth noting that the current owner has obtained planning permission to extend to the rear of the kitchen to provide a large open plan kitchen/sitting room as well as a side utility and garage to the front. More information and details can be provided by the agent.



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 Gross Internal Area = 352.4 sq m / 3793 sq ft

Top Floor

- Bedroom 6: 4.50 x 3.61 (14'9" x 11'10")
- Bedroom 7: 4.82 x 4.47 (15'2" x 14'8")
- Bedroom 5: 5.28 x 3.96 (17'3" x 13'0")
- Eaves Storage

Ground Floor

- Partry
- Utility Room: 3.25 x 3.15 (10'8" x 10'4")
- Conservatory: 3.48 x 2.87 (11'5" x 9'5")
- Family Room: 4.67 x 4.39 (15'4" x 14'5")
- Kitchen/Breakfast Room: 5.49 x 5.11 (18'0" x 16'9")
- Sitting Room: 5.38 x 4.67 (17'7" x 15'4")
- Dining Room: 4.88 x 4.06 (16'0" x 13'4")

First Floor

- Bedroom 3: 5.21 x 3.71 (17'1" x 12'2")
- Bedroom 1: 5.69 x 5.49 (18'8" x 18'0")
- Bedroom 4: 4.04 x 3.66 (13'3" x 12'0")
- Bedroom 2: 5.64 x 5.54 (18'6" x 18'2")
- A/C

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1072582)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		73
(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	

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