



Heale House











# Heale House

Littleham, Bideford, , EX39 5HT

Bideford 2.7 miles, Beach 6 miles, Barnstaple 12.5 miles, Exeter 42 miles

An exceptional period home enjoying an elevated position and grounds of around 3.7 acres.

- A truly impressive period home
- Meticulously renovated
- Wonderful original features
- Accommodation of 5700 square feet
- Freehold
- Gardens and grounds of around 3.7 acres
- Quality bespoke finishes
- Short drive to Bideford and the coast
- No onward chain
- Council tax band D

Offers In Excess Of £900,000

## Stags Bideford

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## DESCRIPTION

A substantial and attractive period property that has been sympathetically and meticulously renovated by the current owners, resulting in an exceptional family home with spacious flexible accommodation of around 5700 square feet spread over two floors with bespoke high-quality finishes that blend seamlessly with many restored period features such as ornate ceilings, solid woodwork, stained-glass windows, parquet flooring and wood panelling. The home is located in a beautifully serene and private location, accessible by a long tree-lined sweeping drive that leads to a large gravelled parking area. The elevated position of the house provides views over the terraced gardens, swimming pool, and forested grounds, which total to around 3.7 acres, with unspoiled rural vistas in the distance. Heale House is unquestionably one-of-a-kind, providing a rare opportunity to own a spectacular period home.

## ACCOMMODATION

The entrance hall gives a breath-taking sense of arrival, setting the tone for the rest of the house with an abundance of natural light, high ceilings and elegant proportions, this includes the original solid oak panelling, parquet flooring, with decorative detailing which includes oak, walnut, black ebony and mahogany, a fascinating solid oak carved fireplace and decorative windows. An impressively large room which is often used as a dining room for more formal occasions. From here is access to the rest of the ground floor accommodation which includes the kitchen/dining/sitting room which really is the hub of this home and includes underfloor heating under American walnut hardwood flooring, three large feature windows and access to the front garden. The bespoke, hand-built kitchen is truly impressive with a range of units, centre island with inset induction hob and pop-up extractor, Caesarstone quartz worksurface, integral appliances including dishwasher, oven and steam oven and butler sink. Just off from the kitchen area is the sitting room with wood-burner. Overall a wonderful space for the family and entertaining. From here is also access to the useful utility room with space for white goods, pantry, shower room and two outside store rooms. To the other side of the entrance hall is the stunning dual aspect formal sitting room with ornate decorative ceilings, marble fireplace, original sliding sash windows with views of the gardens and grounds. On from here is the split-level lounge/office space which includes solid oak painted floor, decorative stair case with ornate balustrade, bi-fold doors opening onto the gardens and staircase to first floor. Finishing off the ground floor accommodation is the inner hallway with decorative stained-glass window and the boot room/WC with original Quarry tiled floor, hand wash basin, WC and space for coats, boots etc.

The quality and impressive room sizes continue to the first floor where all of the four elegant and versatile bedrooms have classic proportions and high ceilings with three benefiting from stylish en-suites. The walk-in dressing room which leads to the Gym is of good size and includes two storage cupboards, a versatile room which could suit as a fifth bedroom, work from home space, studio, salon etc.







## OUTSIDE

Heale House is accessible via a tree lined drive which leads to the property and gravelled parking area. The gardens and grounds compliment the property perfectly and are a standout feature. Immediately to the front is an area of lawn, private outside seating and Hot-Tub area which enjoys a sunny aspect. The gardens provide plenty of privacy with the impressive, fully enclosed 10m x 5m swimming pool with terrace and pool room, a wonderful space for a BBQ, sunbathing or entertaining guests. There is also a safe Astro turf play area for the children. The lower part of the garden is a true haven for wildlife and is surrounded by an assortment of mature shrubs, plants and trees which eventually continues into woodland. There is also an additional parking area/yard with further potential. All amounting to around 3.7 acres.

## SITUATION

Heale House enjoys the best of both worlds, being set in a almost hidden, picturesque and tranquil location with a back drop of countryside and woodland setting beyond the gardens, yet only a 5 minute drive away from Bideford centre.

The nearest village is Littleham, located just over a mile away. This traditional Devonshire village benefits from a range of social clubs held in the village hall and a popular village Inn, which serves food.

The port and market town of Bideford offers a wider range of amenities including various shops, pubs, restaurants and cafes. Bideford also has schooling for all ages (public and private), retail park and five supermarkets.

The renowned coastal town of Westward Ho! is nearby, with a three mile long safe and sandy beach and the regional centre of Barnstaple (approximately 12.5 miles away) offers all the areas main business, shopping, commercial venues and train station connecting to Exeter, the A361 and onto the M5 motorway (junction 27).

## PROPERTY INFORMATION

Mains water and electric

Oil central heating

Part underfloor heating

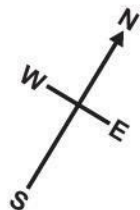
Private (shared) drainage

Shared drive (2 other properties)

Marland brick elevations under a slate roof

According to Ofcom, Superfast 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.





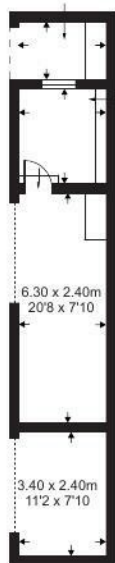
Approximate Area = 5660 sq ft / 252.8 sq m (includes workshop / store)

Pool House = 359 sq ft / 33.3 sq m

Total = 6019 sq ft / 559 sq m

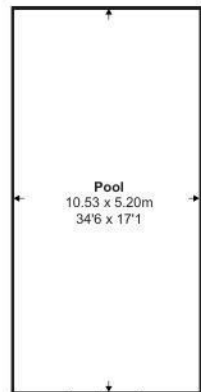
For identification only - Not to scale

2.65 x 1.60m  
8'8" x 5'3"

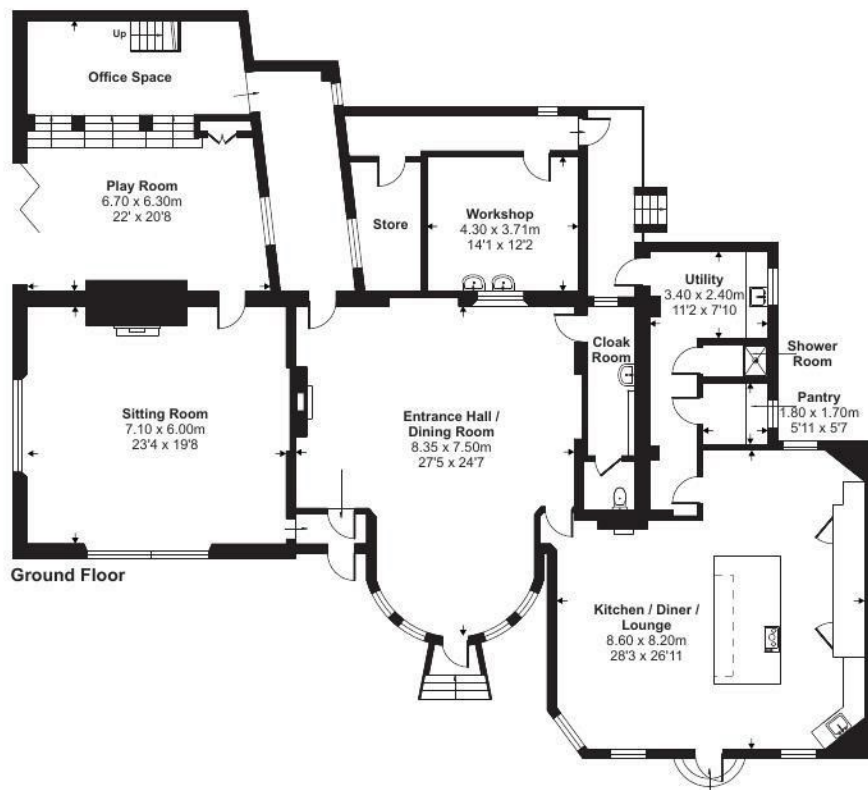


Pool House

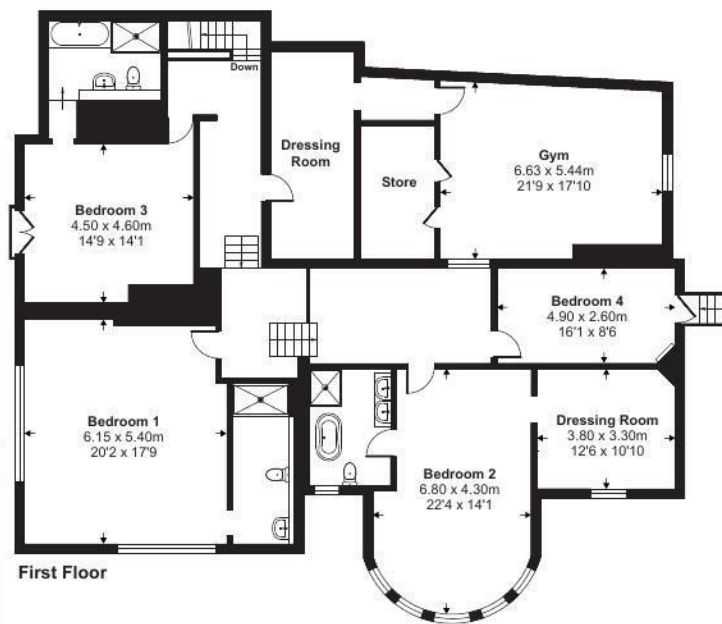
2.60 x 2.40m  
8'6" x 7'10"



Pool  
10.53 x 5.20m  
34'6" x 17'1"



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1196941



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		







