



Burscott House



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3 Buttgarden Street, Bideford, Devon, EX39 2AU

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

A beautifully presented five bedroom, Grade II listed Georgian house with stunning, far-reaching views over the River Torridge.

- Grade II listed Georgian house, circa 1729
- 4 double bedrooms, study/Bed 5
- Highly sociable open-plan kitchen/dining room
- 50ft rear garden
- Freehold
- Elevated position with River Torridge views
- Bay-fronted sitting room with fireplace
- Two top-floor bedrooms
- Private parking at rear
- Council tax band A

Guide Price £375,000

## SITUATION

The property is situated within the port and market town of Bideford which sits on the banks of the River Torridge, offering 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

Burscott House is a spacious and beautifully presented five bedroom, two reception room Grade II listed Georgian house, believed to date back to circa 1729 when it was constructed for Lord Gower. Positioned in an elevated location close to the town centre, the property enjoys stunning, far-reaching views over the River Torridge and the historic long bridge. Full of charm and period character, this elegant home offers an exceptional blend of heritage and comfort across four levels.

## ACCOMMODATION

The property is entered through a wide reception hall with stairs leading to all floors. The ground floor features a fabulous open plan kitchen/dining room with stripped floorboards, linked by an archway to create an inviting, open-plan space ideal for entertaining guests. The contemporary kitchen is presented to the highest of standards, equipped with an array of stylish matching cupboards and drawers, range-style cooker with an extractor over, breakfast bar area with seating below and a Belfast sink inset into oak worktop surface.

The first floor hosts a beautifully proportioned rear-aspect sitting room (14'1 x 13'10) with an open fireplace, stripped floorboards and a bay window that captures the full beauty of the river views. The adjacent fourth bedroom also includes an open fireplace and painted floorboards. The kitchen/breakfast room is fitted with base and eye-level units, woodblock worktops, a five-burner gas hob, and an electric oven. A utility cupboard provides space for a fridge/freezer. The third bedroom, study / fifth bedroom and a bathroom are also located on this floor.

On the second floor are two spacious double bedrooms (both approximately 17' x 16'), each with superb views over the River Torridge. There is also a shower room positioned on this floor.

The lower ground floor offers a functional laundry room with plumbing for a washing machine, along with three useful store rooms, including a former coal cellar. From here, a door opens to the rear garden.

## OUTSIDE

To the rear of the property lies a delightful 50ft garden, featuring a garden room with electric and water, a lawned area, a variety of mature shrubs, flower borders and a variety of fruit trees. The property includes a parking space, accessed via St Mary's Apartments and marked as owned by Burscott House.

## PROPERTY INFORMATION

All mains services.

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.

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## AGENT NOTE

The property possesses a flying freehold over a commercial premise at the neighbouring 3a Buttgarden Street. Should you wish to attain further details, please do not hesitate to contact the selling 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.



| Energy Efficiency Rating                    |  | Current                 | Potential    |
|---------------------------------------------|--|-------------------------|--------------|
| Very energy efficient - lower running costs |  |                         |              |
| (92 plus) <b>A</b>                          |  |                         | <b>81</b>    |
| (81-91) <b>B</b>                            |  |                         |              |
| (69-80) <b>C</b>                            |  |                         | <b>63</b>    |
| (55-68) <b>D</b>                            |  |                         |              |
| (39-54) <b>E</b>                            |  |                         |              |
| (21-38) <b>F</b>                            |  |                         | <b>11-20</b> |
| (1-20) <b>G</b>                             |  |                         |              |
| Not energy efficient - higher running costs |  |                         |              |
| England & Wales                             |  | EU Directive 2002/91/EC |              |

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