



Myrtle House



**STAGS**



# Myrtle House

Northdene, Bideford, Devon, EX39 3NZ

A contemporary detached home, featuring four good-sized bedrooms, open-plan living, garden and garage. Conveniently located near the beach and local amenities, it is ideal for families or anyone seeking comfortable, well-appointed home.

- Modern detached home
- One single bedroom / study
- Separate sitting room
- Garage & driveway parking
- Freehold
- Three bright double bedrooms
- Open-plan kitchen/diner with garden access
- Landscaped rear garden
- Close to coast & amenities
- Council tax band D

## Offers In Excess Of £595,000

### SITUATION

Myrtle House enjoys a prime position within walking distance of Bideford town centre. The scenic North Devon coastline is just a short drive away, offering superb sandy beaches at Westward Ho!, Instow and Northam. There are plenty of sporting venues close by including the prestigious Royal North Devon golf club with its links course.

The port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of amenities including various shops, banks, butchers, bakeries, pubs and restaurants, cafes, places of worship, schooling for all ages (public and private) and three supermarkets. There is also access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple. The regional centre of Barnstaple is approximately 13 miles away and offers all the area's 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 or via rail and the Tarka Line. 60 minute drive to Tiverton parkway for direct line to Paddington.





## DESCRIPTION

Tucked away in a peaceful elevated residential area just moments from the heart of Bideford, Myrtle House is a striking detached residence offering stylish modern living in a beautifully landscaped setting. With over 1,500 sq ft of well-proportioned accommodation, this impressive home combines thoughtful design, spacious interiors and a lovely garden — perfect for family life and entertaining.

Finished to an excellent standard, Myrtle House was hand built to a very high specification by local builders. It features an open-plan kitchen/dining room, four well-sized bedrooms including an expansive principal suite, and a versatile sitting room, all complemented by a private rear garden and integral garage. Its high quality build shows with an EPC rating of B, a very economic house to power.

## ACCOMMODATION

Step through the welcoming entrance canopy into the central hallway, where natural light and a neutral palette set the tone. To the left, the sitting room provides a generous yet cosy space ideal for relaxation, complete with views onto the front.

To the rear, the contemporary kitchen/dining room spans the width of the house, boasting integrated appliances, ample cupboard space and direct access to the rear garden — an ideal hub for family meals or summer gatherings. Adjacent is a useful utility room and cloakroom/WC. Engineered oak flooring and underfloor heating to the ground floor. A door from the hallway leads to the integral garage with timber doors

The spacious landing with large airing cupboard leads to four bright and airy bedrooms. The principal vaulted bedroom features en-suite shower facilities and built-in storage, while bedroom two offers exceptional space, ideal as a large double or flexible office/guest suite. A further third double bedroom, a cospy single bedroom/study and a family bathroom with bath and separate shower complete the floor.

## OUTSIDE

To the front, a block-paved driveway provides parking for multiple vehicles, with side access to the rear. The rear garden is a true highlight — beautifully landscaped to maximise the space with tiered beds, mature planting, and areas to sit and relax, creating an inviting outdoor haven ideal for alfresco dining, gardening or unwinding with family.

## PROPERTY INFORMATION

Mains water, electricity, drainage and gas  
Gas-fired central heating  
Double glazing throughout





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>		
(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		
England & Wales		
EU Directive 2002/91/EC		

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