



Greenacre



# Greenacre

Orchard Hill, Bideford, Devon, EX39 2QY

Bideford Town Centre 0.7 miles, Westward Ho! Beach 2 miles,  
Northam 1 mile, Barnstaple 10 miles

**A substantial five bedroom detached property situated in a sought after location and complemented by a large well-tended garden.**

- Five bedrooms
- Three reception rooms
- Extensive gardens
- UPVC double glazed windows
- Freehold
- Three bathrooms
- Over 2600 sq.ft of accommodation
- Plenty of off-road parking
- Council tax band G

**Guide Price £725,000**

## SITUATION

Situated on one of the most highly sought after residential roads in Bideford, Greenacre is within walking distance of the town with shops, bus routes, a primary school and Victoria Park. The historic port and market town sits on the banks of the River Torridge, offering a range of amenities including shops, banks, butchers, cafes, bakeries, places of worship, pubs and restaurants. Schooling for all ages (both public and private), five supermarkets and Affinity Retail Park is just a short two mile drive away with an excellent range of well known branded shops and factory outlets. Westward Ho!, just two miles away has a three mile long sandy, surfing beach and adjoins the Royal North Devon Golf Club, reputed to be one of the oldest links courses in England. Access to the South West Coast Path affords excellent walks with stunning vistas of the rugged North Devon coastline. The regional centre of Barnstaple, approximately 10 miles away provides rail links, the area's main businesses, shopping and commercial venues. The A361 link road connects to the M5 motorway at Junction 27 or via rail on the Tarka Line.

## DESCRIPTION

Greenacre is a substantial 2600 square feet, five bedroom detached property situated in a desirable, quiet location. It is complemented by a large well maintained garden, ample off-road parking, double garage and carport. The accommodation is bright, spacious, immaculately presented throughout, and arranged over two storeys.



## ACCOMMODATION

The porch leads to a spacious entrance hall with cloakroom, coat cupboard and stairs to the first floor. The ground floor includes an impressive dual-aspect lounge/dining area with open brick fireplace and views to both front and back garden and patio. An additional sitting room with sliding glass doors overlooks the garden. The large kitchen/breakfast room is well fitted with attractive units, plenty of work surfaces, double integrated electric oven and a 4 ring ceramic hob. Space is available for a fridge and dishwasher beside the stainless steel double sink. This overlooks the entire garden. The breakfast area at the front of the house comprises a matching dresser, side unit and TV point. A door leads to a good sized utility room with matching cupboards, work surface, sink and space for washing machine, dryer and freezer. Doors lead to the front carport and back garden.

On the first floor there is a spacious landing with access to all five bedrooms and a boarded loft space. The master bedroom has fitted furniture with ensuite shower room, WC, wash basin and fitted units. The second good sized double bedroom has a fitted wardrobe and large airing cupboard with hot water tank. An ensuite bathroom is attached with shower over the bath, WC and wash basin. Bedroom three is also a double, with vanity basin, enjoying views to the side and back garden. Bedroom four, a smaller room at the front of the house can also be used for hobbies. The fifth smaller room is used as an office and also accommodates a single bed. A separate bathroom with shower over a white bath, basin and vanity unit are at the end of the landing beside a separate WC.

## OUTSIDE

The property is approached at the front by a double driveway with "in and out" access leading to the double garage with up and over door and the additional car port is on the opposite side. From a small front garden, access is made to the impressive back garden beside the garage with steps leading to a raised patio with mature flowering shrubs below the lower windows. This then opens to a lawned garden with flower beds, shed and lower patio. The remaining area has fruit trees and an area for cultivating vegetables. There is a small area of natural woodland at the far end.

## PROPERTY INFO

Mains water, electric, gas and drainage.

Gas central heating.

Traditional brick construction with painted render.

Slate roof.



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
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	74
EU Directive 2002/91/EC			

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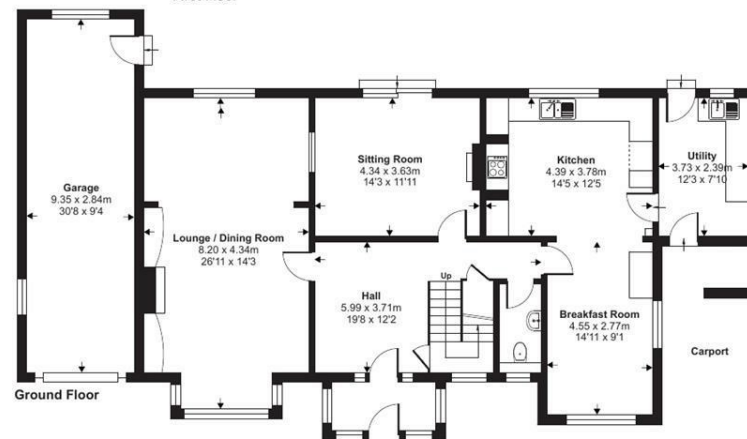
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Approximate Area = 2369 sq ft / 220 sq m

Garage = 286 sq ft / 26.5 sq m

Total = 2655 sq ft / 246.5 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). © ncthemcom 2024. Produced for Stags. REF: 1148138