



The Coach House  
Abbotsham, Bideford, Devon EX39 5BH

Price Guide: £650,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

This is a rare opportunity to purchase a unique 15th Century Grade II listed former Coach House set within delightful gardens and grounds of approximately 2.2 acres. The property offers over 3600 square feet of spacious and versatile accommodation which boasts a wealth of character throughout. The main part of the property includes 3 reception rooms, 3 double bedrooms, 3 bathrooms (2 of which are en-suite), kitchen which boasts an electric two-oven and warming oven Royal Blue Everhot stove and a separate cannon gas cooker, utility and office space which could be an ideal ground floor bedroom/study or family room. Integral to The Coach House, approached by an external staircase, or the first-floor landing is a potential granny annex' within what was a Chapel - and called by that name - constructed by Col. Digby-Best approximately 1840. Never consecrated but currently let with an income of £725pcm on a rolling agreement and comprises sitting room, kitchen, bedroom with en-suite shower room. Rated Band A, but could be taken back into family occupation.

The Coach House, a wing of Abbotsham Court, is situated in one of the most special locations within the area with access onto the South West Coastal Footpath from its own land, and within a mile of the highly sought after Abbotsham village. The village itself has a renowned primary school, church, the highly rated 'The Thatched Inn' and a weekly post office/local shop. 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)

The property is approached over a long private driveway which is initially shared with three other properties but sweeps to the right and onto the front courtyard which has extensive parking.

To the rear of the house is a good-sized terrace area and well-planted rockery. Beyond is the more formal garden with an assortment of plants, shrubs and trees, as well as a detached carpentry workshop. On from here is the walled orchard of 1/3 Acre with a variety of fruit trees and large shed for a lawn tractor. At the rear boundary of the garden there is an access gate which leads onto a private and almost secret part of the property which is an elevated parcel of land where some of the best views in North Devon are to be enjoyed, across Bideford Bay to Lundy Isle and The Bristol Channel. To the South West Clovelly and Hartland can be seen, with, to the North, Baggy Point and further on the Gower Peninsula.

Being one of four properties in Abbotsham Court, we understand it was originally named Shebbeare Town, with parts of the Court dating back to the 15th Century and early Tudor times. It was the ancestral home of John Shebbeare (1709-1788) who was a British political satirist. The Coach House is the North Wing of this historic house.

**Services:** Mains water and electricity. Private drainage. Broadband. The central heating and a gas cooker is served by a 2000L LPG tank.

**Energy Performance Certificate:**  
Exempt as Grade II Listed

**Council Tax Banding:** D  
Annexe: A

**Directions:** Leaving Bideford, at the Heywoods A39 roundabout turn left towards Bude, at the traffic lights turn right towards Westward Ho!, into Buckleigh Rd. Take the 1<sup>st</sup> left towards Abbotsham, pass Pusehill Rd and take the next turning right, by a white house on the left hand corner of the lane. Proceed to the end of this lane and into Abbotsham Ct. Bear right when you can to The Old Coach House which is signed.





These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.



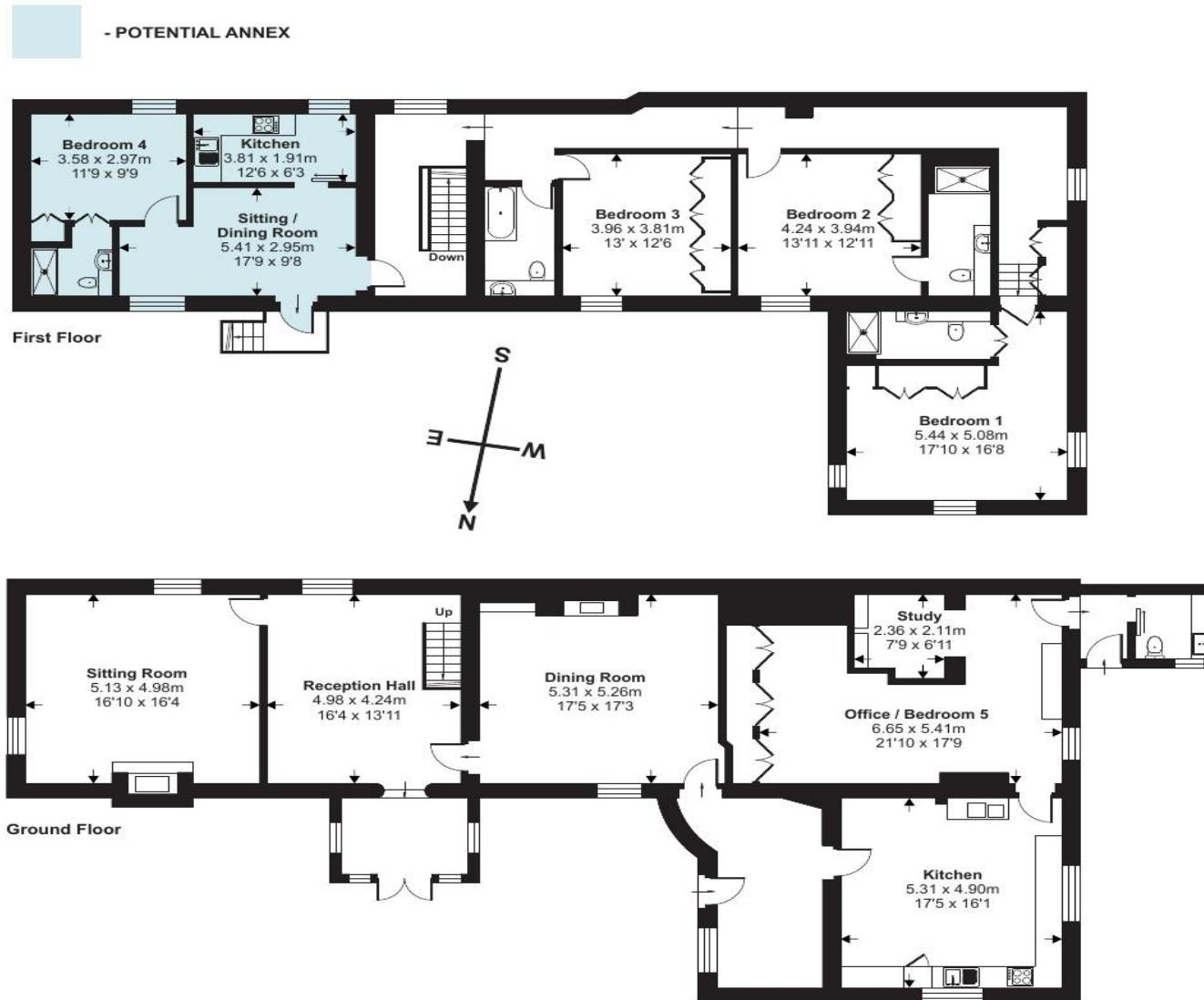






Approximate Area = 3605 sq ft / 334.9 sq m (includes potential annex)

For identification only - Not to scale







MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted



