

Stunning Victorian Home

Providence House Providence Row, Bideford, EX39 2DQ

Offers In Excess Of

£350,000



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An Elegant Period Property, Stunning Views, Private & Sunny Garden

Providence House Providence Row, Bideford, EX39 2DQ



A beautiful double-fronted Victorian townhouse set in an elevated position, enjoying stunning views over Bideford towards the estuary and the surrounding countryside. Brimming with character and original features throughout, this property is perfect for those seeking a charming home full of period elegance.

From the moment you step through the gates, the property's impressive kerb appeal is immediately evident, with its large entrance porch and classic Victorian façade. Beautifully blending the best of both old and new, the home offers an abundance of period features alongside modern conveniences designed for comfortable family living.

The kitchen/breakfast room is a spacious and welcoming area, ideal for entertaining family and friends. The kitchen itself features a range of built-in storage cupboards and ample worktop space, making it perfect for those who enjoy home cooking. There is plenty of room for a breakfast table, ideal for informal dining, and the space flows seamlessly into the dining room, which provides the perfect setting for more formal meals and social gatherings.

The dining room also offers access to a private courtyard, a delightful and sheltered outdoor space where you can relax with a book, enjoy the sunshine, or dine al fresco.

The lounge is particularly spacious and benefits from attractive views to the front. A wood-burning stove serves as an excellent focal point, creating a warm and inviting atmosphere, perfect for cosy winter evenings.

On the upper floors, there are four bedrooms arranged across two levels. Bedrooms Two and Three are generously sized and can comfortably accommodate king-size beds. Bedroom Four would make an excellent home office or study, offering an enviable workspace with beautiful views.

Occupying the entire top floor, the principal bedroom enjoys the finest views in the house and benefits from its own dressing area with a range of built-in storage cupboards. It also features a modern en-suite shower room, fitted

Outside is where this property truly excels. To the front, there is a charming garden area with space for a table and chairs, enjoying a sunny aspect throughout much of the day. It provides the perfect spot to sit back, relax, and watch the world go by, while taking in the beautiful views across the town towards the estuary.

To the side of the property is a separate courtyard, which also benefits from a sunny aspect. Designed in a charming French-inspired style, this private and fully enclosed space offers a peaceful retreat and is ideal for those with furry four-legged companions. The courtyard also provides useful storage and access to the main front garden.

The rear garden is deceptively spacious, offering plenty of room for children and pets to play freely. Fully enclosed, it provides a safe and secure environment for family living. The garden enjoys sunshine throughout the day and features a variety of shrubs and borders, creating an attractive green backdrop. A raised patio area makes the most of the superb views and provides the perfect setting for summer entertaining, outdoor dining, or simply relaxing and enjoying the surroundings.

The property benefits from convenient nearby parking within the adjacent tiered car park. The current owners have found the location to be remarkably quiet and peaceful with ample parking.

For buyers seeking private parking, a positive pre-application response has been received from the local council for the creation of a driveway, presenting an attractive opportunity to provide off-road parking (subject to the relevant consents). Please contact the agent for further information.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office- 01237



Entrance Porch

Kitchen Breakfast Room 5.18m x 3.23m (16'11" x 10'7")

Dining Room 3.12m x 2.67m (10'2" x 8'9")

Lounge 5.16m x 3.43m (16'11" x 11'3")

First Floor Landing

Bedroom 2 4.19m x 3.02m (13'8" x 9'10")

Bedroom 3 4.04m x 3.02m (13'3" x 9'10")

Bedroom 4 3.89m x 2.69m (12'9" x 8'9")

Bathroom

Laundry Room

Principal Bedroom (Inc Dressing area) 5.69m x 4.09m (18'8" x 13'5")

Ensuite Shower Room





Providence House occupies an elevated position above Bideford and is within easy walking distance of the town centre. Bideford itself offers a wide range of amenities, including both national retailers and independent, family-run shops and businesses. This vibrant market town enjoys a strong sense of community and hosts a variety of events and activities throughout the year. Bideford also offers a selection of well-rated primary and secondary schools, providing excellent educational opportunities.

Bideford's thriving food and drink scene caters to all tastes, from charming boutique cafés, restaurants, and bars to award-winning dining establishments and popular national chains.

Just a short drive away are the golden sandy beaches of Instow and Westward Ho!, both of which are dog-friendly and perfect for family days out. Whether it's enjoying a game on the beach with the children, taking a scenic coastal walk, or giving your four-legged friends plenty of exercise, these beautiful beaches offer something for everyone.

The property is currently operated as a successful holiday let. For further information regarding its performance and income figures, please contact the Bideford branch.

Viewing is highly recommended. Contact the team today to arrange your appointment.

DIRECTIONS

From Bideford Highstreet head to the top of the road turn right then immediately right again. Proceed along Honestone Street turning left onto Providence Row and the property Providence House is situated on the left with name placard clearly displayed.



VIEWING

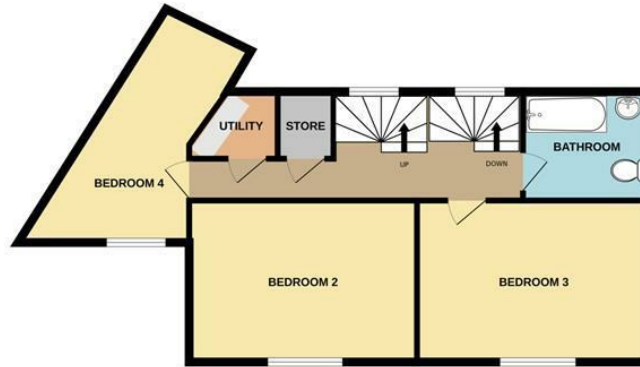
By appointment through
Phillips, Smith & Dunn Bideford
Office 01237 879797 Or, out
of office hours contact Edward
on 07772363674



GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



2ND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1919 sq.ft. (178.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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