



# HIDEAWAY HOUSE

MOUNT RALEIGH DRIVE, BIDEFORD, DEVON, EX39 3NF

*Exclusive Homes*

GUIDE PRICE £850,000

***Situated in one of the area's most desirable locations and offered to the open market for the very first time, Hideaway House is a truly exceptional residence - a substantial and elegant home that exudes style, space, and privacy.***

Approached via a secluded private road serving just six other distinguished properties, the sense of exclusivity is apparent the moment you arrive. Beyond the sleek electric gates, a sweeping 200ft driveway leads you to the house, providing ample parking and turning space.

Stepping through the bespoke front door, you are greeted by an impressive hallway that immediately conveys the scale and grandeur of the home.

The heart of the house is the open-plan kitchen, dining area and conservatory - a bright and sociable space perfect for everyday living and entertaining.

The kitchen features built-in appliances, including twin ovens, a microwave, Smeg coffee machine & ceramic hob, together with wine cooler and a large fridge/freezer. French doors open from the conservatory onto an expansive decked terrace - ideal for summer gatherings and alfresco dining.

The cinema room is an experience in itself. By day, a serene and light-filled space for relaxation; by night, with the touch of a button, it transforms into a fully immersive cinema, perfect for movies, live sports, or your favourite series.

The lounge is a true showstopper - a beautifully space at 26' x 23' (8m x 7m), with elegant finishes and an atmosphere of understated luxury. This remarkable space truly has to be seen to be appreciated.

A well-appointed utility room provides additional practicality, discreetly housing a gas-fired Worcester boiler and large hot water cylinder, both replaced in 2022.







Upstairs, the accommodation continues to impress. The principal suite is a sanctuary - a spacious retreat complete with its own TV area, a superb dressing room and a luxurious en-suite bathroom with twin sinks, roll-top bath, large walk-in shower & bespoke towel rack.

The second bedroom suite rivals any boutique hotel - generous in size, beautifully presented and complete with a stylish en-suite shower room. Two further double bedrooms and a modern family shower room complete the first floor.

Outside, the property has been designed for both privacy and enjoyment. Multiple seating and entertaining areas capture the sun throughout the day, while requiring minimal maintenance.

The large decked terrace connects seamlessly to "The Hideaway" - a bespoke, modern garden bar that offers a chic and relaxed space for entertaining family and friends.

The detached double garage with electric roller doors provides more than just parking. Above, with its own separate entrance and staircase, lies a superb additional space - currently used as a golf simulator room and formerly home to a full-sized snooker table. This versatile area would make an ideal home office, studio or even a self-contained annexe (subject to the necessary consents).

Originally built in 2004 as a bespoke one-off for the current owners, Hideaway House has evolved beautifully over time to meet the needs of modern family living. The home is immaculately presented, meticulously maintained and ready for its next chapter.





The property is located within easy reach of the centre of Bideford. A peaceful olde worlde market town on the River Torridge. A former historic port town, a great place to explore, whether it's a trip to the shops or a restaurant outing, there's something for everyone.

The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Easy access onto the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall and to the M5 (approximately 45 minutes' drive).

### **NEED TO KNOW**

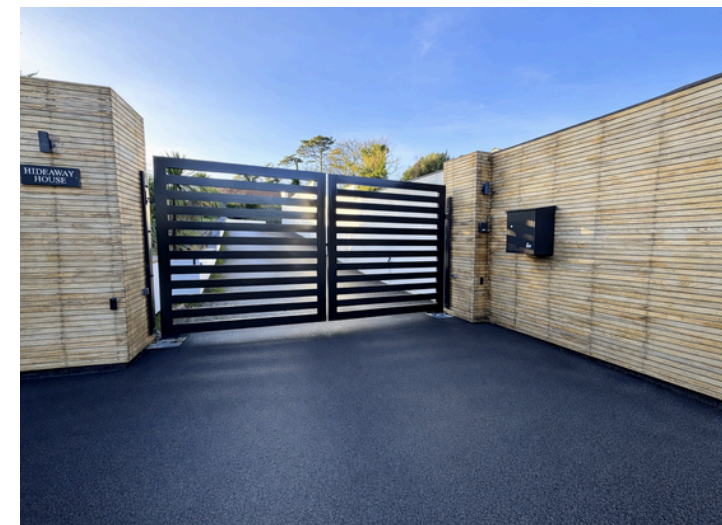
Services: All mains services are connected.  
Energy Performance Certificate: C (69)  
Council Tax: F (£3,611.54 per annum)

The sellers have already agreed to buy another property which is empty & end of the chain.

### **DIRECTIONS**

As the name suggests, its not the easiest of properties to first find, with some Sat Nav's going to the wrong location. The best way would be to use the App What3Words: [into.riders.audio](https://www.what3words.com/)

Under Section 21 of the Estate Agents Act 1979, we declare that this property is owned by an employee of Regency Estate Agents.



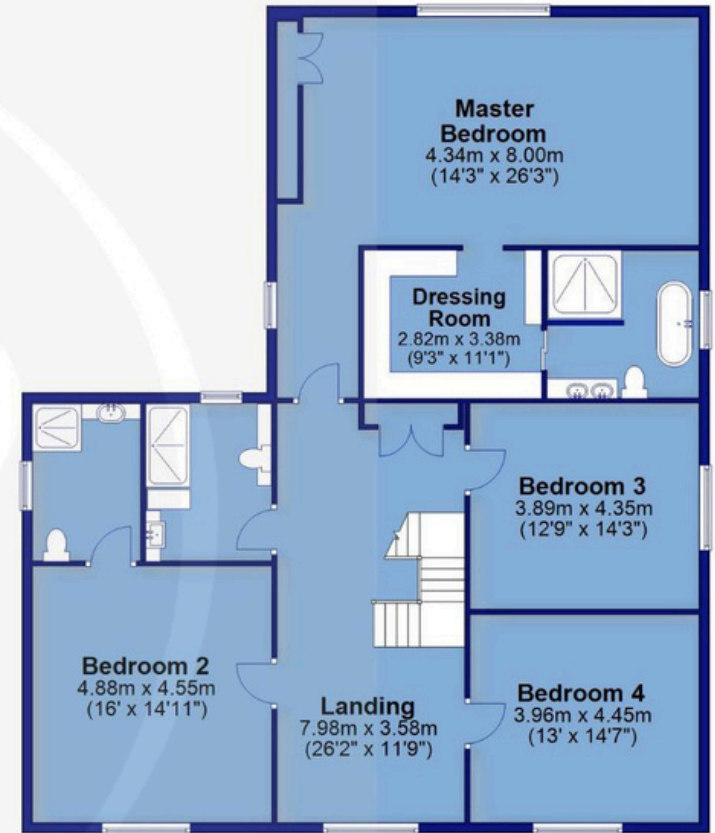
## Ground Floor

Approx. 233.1 sq. metres (2508.9 sq. feet)



## First Floor

Approx. 160.0 sq. metres (1722.7 sq. feet)



Total area: approx. 393.1 sq. metres (4231.6 sq. feet)

NB: The square footage displayed is exclusive of the double garage ground floor area

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