



**Goodamoor**  
Bideford | EX39 4AR

**JAMES FLETCHER**  
POWERED BY  
**exp** UK

## Goodamoor, Bideford, North Devon

Elevated elegantly above the historic port town of Bideford, Goodamoor is an exceptional Edwardian residence commanding breath-taking views across the River Torridge and the town's iconic Long Bridge. Constructed c.1904, this striking home is rich with original character features and perfectly blends period architecture with stylish modern living. Enjoying generous and adaptable accommodation arranged over 3 floors, with 7-bedrooms & 4 bathrooms in all, a number of reception rooms, and the opportunity of a self-contained apartment at the top, the property offers tremendous flexibility with superb attention to detail. An individual lifestyle home that is perfect for professional couples and families, those seeking an imposing residence to relocate, a dual occupancy opportunity, or even a boutique guesthouse/B&B in North Devon.

Grange Road is widely regarded as one of the most desirable addresses in Bideford, combining elevated views with convenient access to the town centre. Located within easy walking distance of Bideford Quay, this impressive home offers wonderful convenience, perfect for visiting local cafes and nearby shops, or hopping onto the Tarka Trail for riverside walks or a tour of North Devon on two wheels. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty.

Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**



**STEP INSIDE**

Approached from one of Bideford's most sought-after residential roads, Goodamoor immediately makes a statement. The handsome façade, elevated position, and sweeping outlook create a sense of grandeur. As you arrive, the elevated vantage point reveals the ever-changing views across the river, a living landscape of boats, tides, and golden evening sunsets.

Stepping inside, the property opens into an impressive and inviting entrance hall, where the scale and character of this Edwardian residence become immediately apparent. With an original tiled and parquet floor, high ceilings and generous proportions, the original details that set the tone.

A series of elegant reception rooms provide remarkable flexibility for modern living. The sitting room, with an attractive fireplace, ceiling rose detail and exposed wood floors, enjoys an expansive bay window with a cosy window seat, flooding the home with light and framing the view, creating a stunning backdrop whether entertaining guests or enjoying a quiet evening. The formal dining room also enjoys a large bay window framing the view, and offers a wonderful space for hosting celebrations and family gatherings, with high ceilings and an open fire nestled in the original Edwardian iron surround. Off the dining room is an adaptable conservatory with an attractive tiled floor and double doors opening onto the garden.

The kitchen sits at the heart of the home, offering practical workspace and informal dining, while maintaining a connection to the rest of the home. Equipped with a range of contemporary units, illuminated with under-lighting and with soft-close doors, sleek worktops and a ceramic sink & drainer unit along with two built-in electric ovens, a microwave, a four-ring induction hob with extractor over, and an integrated dishwasher, along with the addition of a handy walk-in pantry. Off the kitchen at the rear is a useful utility room with further worktop space with a sink and drainer unit, additional space for appliances, under-floor heating and a wall-mounted gas boiler that serves both the heating and hot water system for the main home.

At the rear of the home is a useful ground floor cloakroom, along with an adaptable ground floor bedroom and an ensuite wet room, equipped with a shower, a wash basin, a low-level W.C and a heated towel rail - this space is perfect for those looking for dual occupancy or flexible ground floor accommodation.

The sweeping staircase opens to the generous landing which seamlessly connects 4-bedrooms, 2-bathrooms and a separate cloakroom. The main bedroom is found at the front of the home with a large bay window taking full advantage of the scenic view over the river and a charming feature fireplace, along with a connecting door to the 'Jack & Jill' bathroom. The second bedroom also enjoys a large bay window, a view over the river and a feature fireplace. The main bathroom is accessed from the landing and the main bedroom and is fitted with a four-piece suite comprising a deep roll-top bath, wash basin, a separate shower, a low level W.C and a heated towel rail. A half-glazed door provides access to the front balcony, offering delightful views over the river. At the rear of the home are two further spacious bedrooms, one triple and one double, along with a second bathroom, fitted with a three-piece white suite comprising a bath, wash basin, and a large shower. In addition, there is a useful airing cupboard and a separate cloakroom, fitted with a low-level W.C.

Stairs to the second floor open to another generous landing with glazed bi-fold doors connecting the top floor accommodation. Enjoying a separate kitchenette, a lounge/games room/bedroom with views over the river and onto Bideford, 2 additional large bedrooms and a bathroom - this floor offers a multi-purpose setup as part of the main home, or could easily be utilised as an annexe for a dependant relative. The kitchenette is equipped with a range of work-surfaces comprising a stainless-steel sink & drainer with modern units, a central island designed with an inset four-ring electric hob, an integrated electric fan-assisted oven, space and plumbing for both a washing machine and a slimline dishwasher, and a wall-mounted gas boiler serving an independent heating system and hot water for the top floor, whilst the bathroom offers a modern roll-top bath, a large shower, 'his & hers" basin with vanity unit below, a low-level W.C and a heated towel rail.





**OUTSIDE & PARKING**

The property is approached at the front with a gated entrance that opens to the sweeping driveway, providing ample off-road parking for a number of vehicles and leading to the garage, along with pedestrian access from Grange Road.

The outdoor spaces at Goodamoor have been thoughtfully arranged to maximise both privacy and the views. The gardens unfold around the home, offering a combination of lawned areas, mature planting and seating spaces designed to capture the sun throughout the day. At the front of the home is a large level lawn taking full advantage of the breath-taking views over the River Torridge, onto Bideford Quay and beyond. The gardens wrap around the home and are well-stocked with a variety of plants, shrubs and ornamental trees offering seclusion and a pop of colour throughout the year. The rear garden enjoys an immediate patio area with steps up to a generous lawned garden with trees at the rear creating a private space. There is also a useful workshop and a log store which is equipped with light and power.

The attached garage is also well-equipped with light and power and an electric up and over door, offering a useful storage space along with additional loft storage, which is fully boarded and equipped with power too.

In all, Goodamoor not only offers a remarkable period residence but also the flexibility to create a lifestyle tailored to suit with few homes in Bideford combining such space, privacy, and uninterrupted views so effortlessly.









**USEFUL INFORMATION**

**Services:** Mains Gas, Electricity, Water & Drainage | **Tenure:** Freehold | **Council Tax:** Currently Business Rated (Holiday Let) | EPC: TBA | **Local Authority:** Torrridge District Council | **Broadband:** Superfast up to 900mbps is available (Ofcom) | **Sellers Position:** No Chain!

**VIEWINGS**

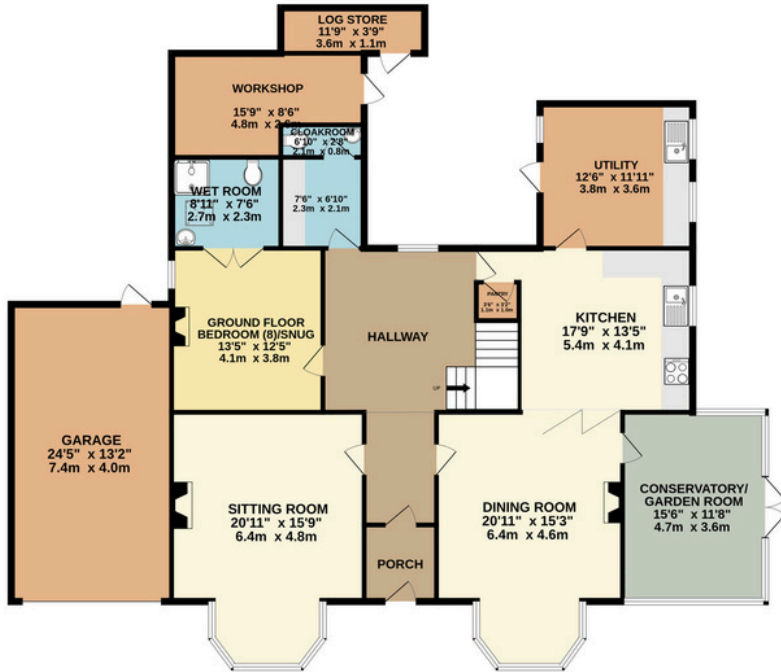
If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

**NORTH DEVON**

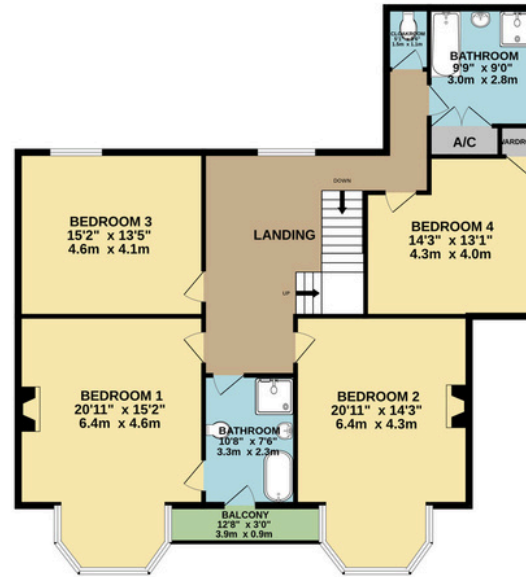
Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.



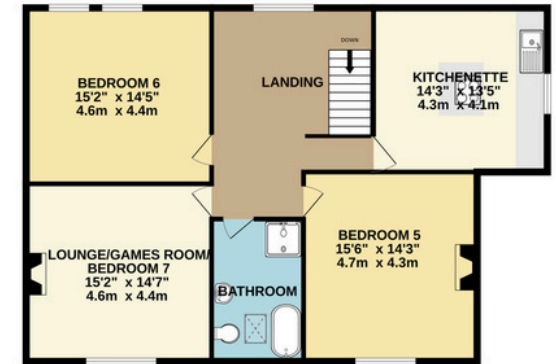
GROUND FLOOR  
2168 sq.ft. (201.4 sq.m.) approx.



1ST FLOOR  
1373 sq.ft. (127.5 sq.m.) approx.



2ND FLOOR  
1136 sq.ft. (105.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

GOODAMOOR, GRANGE ROAD, BIDEFORD

TOTAL FLOOR AREA: 4677 sq.ft. (434.5 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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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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