



WOOLLIAMS
Property Services

Guide price £379,500
Glenfield Road, Bideford, EX39



 **3**
Bedrooms

 **2**
Bathrooms

**GLENTORR
PLACE**

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The building sits above five lock-up garages with an additional garage adjacent. The agents believe this represents an ideal opportunity for buyers requiring extensive parking and garaging, and it may particularly appeal to motor enthusiasts or those needing substantial storage or workshop space. The current accommodation briefly comprises an entrance lobby, breakfast room and kitchen, dining room, and a good-sized lounge, together with a further ground-floor bedroom and an en-suite wet room. On the first floor there are two additional bedrooms and a family bathroom. The adjoining workshop, extending to approximately 1,500 sq ft, benefits from an automated roller door, large sliding doors, as well as light, power, and water supply. Outside, there is an enclosed paved and gravel garden area. Accessed from Glentor Road are the six garages which sit beneath the property.

Occupying a pleasant position within a well-established residential area, the property lies within easy reach of the centre of Bideford. Glentorr Place was originally constructed as a builder's workshop and offices but was converted many years ago to create a very spacious three-bedroom, three-reception room residence with a large adjoining workshop.

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The adjoining workshop, extending to approximately 1,500 sq ft, benefits from an automated roller door, large sliding doors, as well as light, power, and water supply.

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Planning consent to convert the building into three residential dwellings was granted in 2004 (Application No. 1/1001/2004/COU). This consent has lapsed, however further redevelopment opportunities may be available, subject to obtaining the necessary planning permissions.

The centre of Bideford is within an almost level walk and offers a good range of local and national retailers. The area is renowned for its stunning Atlantic coastline, with the glorious sandy beach at Westward Ho! and the natural beauty of Northam Burrows Country Park nearby.

Entrance Lobby

UPVC double-glazed door off, staircase to first floor.

Breakfast Room *3.71m x 3.22m (12' 2" x 10' 7")*

A double aspect room with UPVC double glazed windows, glazed door off, under stairs cupboard, and vinyl floor covering.

Kitchen *4.26m x 2.86m (14' x 9' 5")*

Inset one and a half bowl single drainer with mixer tap, drawers and cupboards below. Adjoining working service with drawers and cupboards below, range of wall units, wall mounted gas fired multi point hot water heater, vinyl floor covering.

Dining Room *4.64m x 4.26m (15' 3" x 14')*

Wall-mounted gas convector heater, fitted carpet.

Lounge *6.24m x 4.05m (20' 6" x 13' 3")*

Wall-mounted gas convector heater, glazed door to garden area, door to workshop, fitted carpet.

Bedroom 1 *5.16m x 4.58m (16' 11" x 15')*

Wall-mounted gas convector heater, fitted carpet.

En-Suite Wet Room *2.58m x 1.68m (8' 6" x 5' 6")*

Shower unit, close-coupled WC, wash hand basin with mixer tap, heated towel rail.

Workshop 12.35m x 10.19m (40' 6" x 33' 5")

This is an irregular shaped area accessed via an automated roller door, 5.03m wide and 2.10m high. (16'06" x 6'8") There are two further sliding double doors, 4.82m wide and 2.95m high (15'8" x 9'6") as well as a pedestrian personal door. There is a single drainer sink unit with cold tap, light and power connected and access into the lounge.

First Floor Landing

Fitted carpet to extending stairs, three louvered doors giving access to shelved storage cupboards.

Bedroom 2 4.80m x 4.36m (15' 9" x 14' 4")

A double aspect room, wall-mounted gas convector heater.

Bedroom 3 3.27m x 2.88m (10' 9" x 9' 5")

Wall-mounted gas convector heater, fitted carpet.

Bathroom 3.27m x 2.88m (10' 9" x 9' 5")

White bathroom suite comprising panelled bath with fully tiled wall area, mixer tap and glazed shower screen. Pedestal wash hand basin, close-coupled WC, diplex heater, vinyl floor covering.

Outside

Double opening timber gates provide vehicular access onto a good size concretered hardstanding area providing parking for a number of vehicles. There is access from here into the workshop which adjoins the residential accommodation. There is a further pedestrian side gate onto the lane between Glenfield Road and Glentor Road. From the lounge, there is access to an enclosed garden which is predominantly gravel and paved for ease of maintenance. This garden offers a high-level of privacy. There is a pedestrian gate which also provides an additional access along the side of the property onto Glenfield Road. Below the residential accommodation and workshop and accessible from Glentor Road are six lock up garages. Five of the garages sit beneath the property, the sixth set is adjacent to these. At the time of preparing these particulars, we have been unable to gain access to the garages and therefore have no measurements currently available.

Garages

6 x single lock-up garages, which have been rented in the past and could provide a pleasant passive income.

Services

Mains water, gas, electricity, and drainage connected.

Council Tax

Band D

EPC

Rating E

Tenure

Freehold

Agents Notes

As this was originally a commercial workshop and due to its construction with extensive flat roofing, the property may not fit within mortgage lenders' normal criteria. In addition, the adjoining workshop and garage block to the rear may be deemed as a possible commercial entity. We recommend any interested prospective buyer check with their bank or mortgage broker as to the property's suitability for mortgage finance.

Viewings

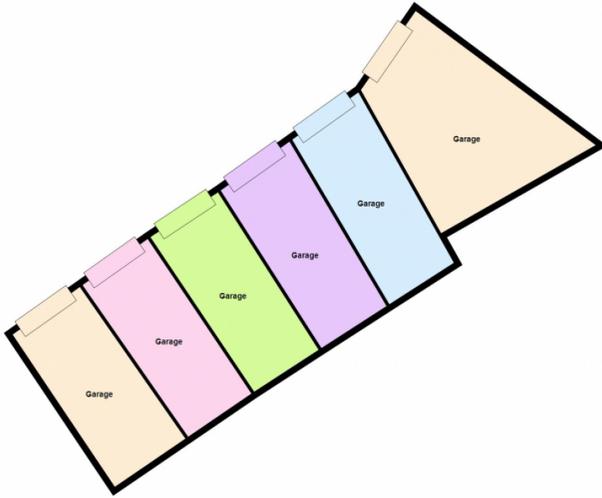
By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

Directions

what3words//fails.surely.soda



Lower Ground Floor



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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