Waterloo House

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20 The Strand, Bideford, EX39 2ND

Located in Bideford Town, Instow/beach 3 miles, Barnstaple 10 miles

A substantial Regency Town House offering over 3500 square feet of elegant and versatile accommodation.

- 6-8 Bedrooms
- 4-5 Reception Rooms
- Circa 1820's
- Grade II Listed
- Around 3560 square feet of accommodation
- Private walled garden
- Town Location
- Freehold

Guide Price £600,000

SITUATION

Bideford offers a wide range of amenities including many independent shops, butchers, greengrocers, cafes, pubs & highly-regarded restaurants. In the prestigious Muddy Stiletto awards 2019 Bideford had more entries across the categories than any other town in Devon! There is a thriving & lively music scene, similarly artists & crafts people abound and North Devon local food producers are renowned in the SW. Bideford has schooling for all ages (public & private), a large selection of supermarkets & a retail outlet village.
There is access to the Tarka Trail from Bideford, which affords superb walks and cycle rides, that extend beyond Torrington and Barnstaple and form part of the national cycle trail. The popular and friendly beach at Instow is around 3 miles away (also accessible via the Tarka Trail), with the renowned coastal town of Westward Ho! even closer with its three-mile long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course. The regional centre of Barnstaple is approximately 10 miles away. There are also good transport opportunities via the A361 Link Road which connects to the motorway network at Junction 27 of the M5 motorway or via the railway to Exeter

DESCRIPTION

One of Bideford's finest period properties, this substantial Regency Town House presents painted rendered elevations beneath a slate roof. We understand that the property, originally known as Stowford House, dates from around 1820 and is Grade II listed as being of Architectural and Historical interest and boasts many original period features including detailed ornate coving, full-length sash windows and French doors. The accommodation is around 3560 square feet, arranged over 3 storeys, is versatile and could potentially cater for dual occupation. Externally the property boasts a large and private south facing walled garden which is a quiet, secluded oasis and a real rarity in this location. The property represents an ideal opportunity for a purchaser to 'stamp their mark' and is being offered with no onward chain.

ACCOMMODATION

The ground floor boasts an elegant entrance hall with mosaic tiled floor leading to a dual aspect drawing room and a double bedroom both with original sash windows and shutters to the front. To the rear of the entrance hall is a useful utility room/boot room, WC and door to the rear porch with access to the garden.

The first floor includes three impressive and versatile reception rooms, all benefitting from original French doors which lead out to balcony enjoying fine views. The family bathroom is also on this floor and includes a bath, shower cubicle, WC, sink and linen cupboard. The kitchen/breakfast room is a wonderfully light room with French doors to a raised terrace with steps to the garden. The kitchen includes a range of units, stove with electric hob, inset sink and space for all white goods.

The second floor includes five well-proportioned double bedrooms, benefitting from the original fireplaces in four of the rooms and all enjoying some fine views.

The lower ground which can be accessed from the rear garden offers an extensive cellar room with ample storage. electrics and access to the front.

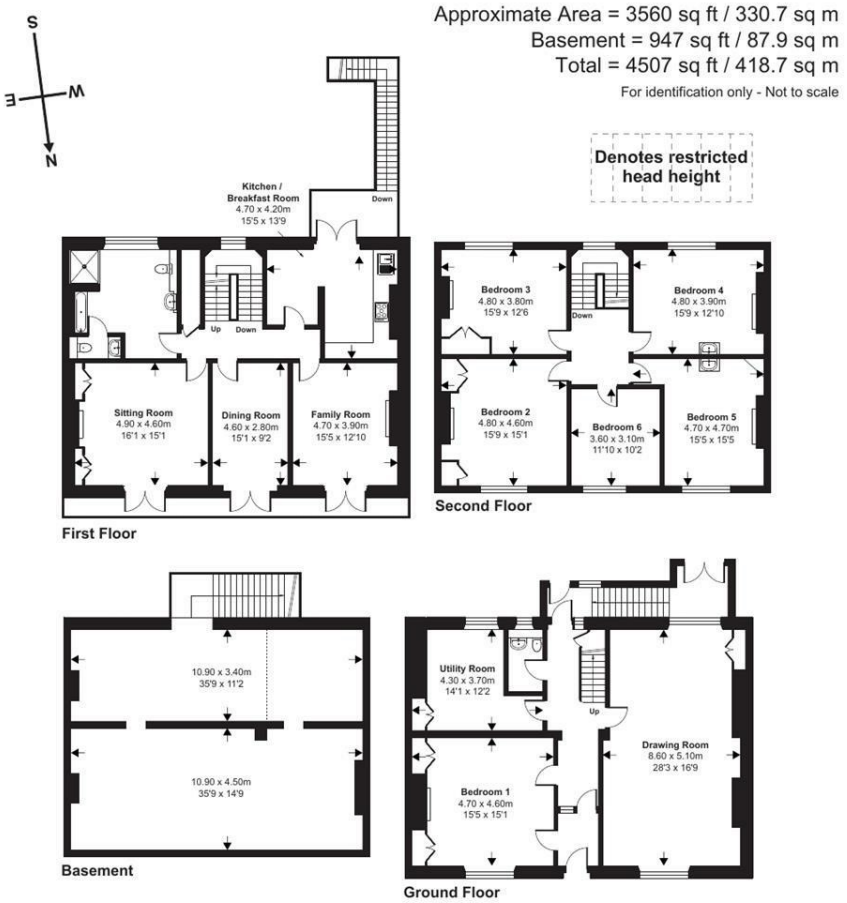
OUTSIDE

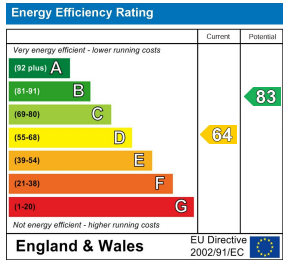
The rear walled garden is private, secluded, south facing and larger than most would expect in this location. With a large terrace area, ideal for alfresco dining, stairs to the first-floor terrace with access to the kitchen/breakfast room and an almost 'secret garden' to the very back which is mainly laid to lawn and includes the original summer house with seating. A quiet, secluded oasis which is a blank canvas for the next owner.

PROPERTY INFORMATION

All mains connected
Gas central heating.
Grade II listed
No onward chain
According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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