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Directions

Heading out of Bideford on the high street proceed to the top turning right onto Higher Gunstone Street. Follow the road as it drops and rises the other side, upon reaching the mini roundabout take the first exit onto Northdown Road where Hanover Place can easily be found on the right hand side with name placard clearly displayed at the end of the driveway.

Looking to sell? Request a free sales valuation for your property.

Call 01237 879797

or email bideford@phillipsland.com

Hanover Place

Northdown Road Bideford, EX39 3LP

Offers In Excess Of

£600,000

- Unique Detached Residence
- Highly Popular Location
- MUST BE VIEWED
- Parking & Double Tandem Garage
- Large Reception Rooms (7m Lounge)
- 4 bedroom 2 Ensuite
- Excellent School Close By

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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The Kitchen Breakfast room is to the rear of the property and enjoys far reaching views across the valley and over the garden. The kitchen itself has a range of built in storage cupboards with plenty of preparation space perfect for those of you that enjoy home cooking. A social space with enough room for occasional eating, ideal for those of you looking for open plan entertaining.

There is a very handy sun room which creates a further reception room, an area you can shut off to the world in and a quiet spot to enjoy. With doors that lead to the garden and two very handy large storage cupboards.

The hallway is very light and airy with a stunning original stain glass window which stems from floor to ceiling. There is also a clear window which lets in further light with a beautiful view across the valley and you can even see Bideford new bridge and the estuary. There is handy built in storage and level access to all rooms.

Upstairs you have a large galleried landing which has two large storage cupboards one with shelving. The landing gives way to a choice of 4 bedrooms all of which are of very good proportions setting this property aside from others on the market. The principal bedroom is a particularly good sized room with bay window making it naturally very light aswell as benefitting from a spacious ensuite shower room which again enjoys a far reaching view. Bedroom 2 is also a generous bedroom with a further ensuite shower room, and is very similar in size to the principal bedroom. In addition, bedroom 3 and 4 are both very good proportions eliminating the age old children's argument over who gets the largest bedroom.

The family bathroom along with the two ensuite bathrooms have been tastefully renovated in recent years all to the same exacting standard. Offering a separate shower to bath and a white suite with stylish tiles in a neutral finish.

Outside there is a sweeping driveway which leads to ample parking and turning along with a double tandem garage (7.33 x 3.16) with plenty of space for a workshop if needed. The garden is testament to the sellers and is well stocked with a range of different shrubs, trees and borders. Some mature shrubs give the garden great privacy and excellent kerb appeal. The front is very pretty with a fine balance of lawn, borders and foliage that complements the pretty double fronted elevations of Hanover Place. As sole selling agents Phillips Smith & Dunn advise an early inspection to avoid any possible disappointment.

Services
All mains connected. gas central heating.

Council Tax band
E

EPC Rating
D

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797





Situation

The town offers a variety of attractions and activities. Bideford Quay, along the River Torridge, is a scenic spot for leisurely strolls, boat-watching, and visits to quaint locally owned shops and cafes. The town is also party to some large national chains and retailers giving a great combination of supporting local and necessities of larger brands. In the centre, you'll find a mix of independent shops, boutiques, and larger retailers, making it a great place for shopping.

The dining scene is diverse, with traditional British pubs serving local cuisine and a variety of national restaurant chains. The Tarka Trail, a popular cycling and walking route, provides stunning views of the river and countryside

Transportation is convenient, with the A39 "Atlantic Highway" passing through the town, providing access to other North Devon towns and beyond. Bus services connect Bideford to surrounding areas, and the nearest train station is in Barnstaple.

The town has a strong sense of community, with various local events and festivals taking place throughout the year. Sports clubs such and football rugby and rowing all close by. Contact Phillips Smith & Dun to arrange a viewing.



Room list:

Hallway
3.97 x 3.03 (13'0" x 9'11")

Lounge
7.00 x 5.44 (into bay) (22'11" x 17'10" (into bay))

Dining Room
7.76 x 4.22 (into bay) (25'5" x 13'10" (into bay))

Kitchen Breakfast Room
5.62 x 3.14 (18'5" x 10'3")

Larder

Utility Area
2.34m x 1.52m (7'8 x 5')

Sun Room
6.35 x 2.41 (20'9" x 7'10")

Cloakroom WC

First Floor Galleried Landing

Bedroom 1
5.92 x 3.65 (into bay) (19'5" x 11'11" (into bay))

Ensuite
3.46 x 2.30 (11'4" x 7'6")

Bedroom 2
4.84 x 4.34 (into bay) (15'10" x 14'2" (into bay))

Ensuite
3.66 x 1.02 (12'0" x 3'4")

Bedroom 3
4.00 x 3.68 (13'1" x 12'0")

Bedroom 4
3.86 x 3.44 (12'7" x 11'3")

Family Bathroom
3.07 x 2.01 (10'0" x 6'7")

Double Tandem Garage
9.33 x 3.16 (30'7" x 10'4")