



MYRTLE HOUSE

2A NORTHDENE, BIDEFORD, DEVON, EX39 3NZ

£525,000

A beautifully presented modern detached home, occupying an elevated position on Raleigh Hill and combining stylish, thoughtfully designed accommodation with an enviable North Devon lifestyle. Myrtle House offers around 1,590 sq ft of versatile living space, landscaped gardens, generous parking and an integral garage, all within easy reach of Bideford town and the spectacular coastline beyond.

Built by respected local builders, the house has been designed with modern family life in mind, with an impressive open-plan kitchen and dining room forming the heart of the home. Filled with natural light and opening directly onto the landscaped garden, this is a wonderful space for relaxed family breakfasts, entertaining friends or enjoying long summer evenings outside.

A separate sitting room provides a more intimate space to unwind, complemented by a useful utility room and cloakroom.

Upstairs, four bedrooms provide excellent flexibility for family, guests or working from home. The vaulted principal bedroom is particularly impressive, with built-in storage and a stylish en-suite shower room, whilst the generous second bedroom could equally serve as an excellent guest suite, home office or additional living space.

A further double bedroom, single bedroom/study and family bathroom complete the first floor.





Outside, the landscaped rear garden provides a surprisingly private and attractive extension of the living accommodation, with established planting, tiered borders and areas designed for sitting and entertaining. To the front, a block-paved driveway provides parking for several vehicles, with an integral garage adding further practicality and storage.

The setting is equally appealing. Bideford is close enough to provide an excellent range of everyday amenities, independent shops, cafés, restaurants and riverside walks, whilst the Tarka Trail offers miles of scenic walking and cycling from the town. The beaches and coastal villages of Westward Ho!, Instow and Northam are all readily accessible, as is the Royal North Devon Golf Club.

With the wider Torridge Valley and North Devon countryside on the doorstep, Myrtle House offers the opportunity to enjoy both the convenience of town living and the outdoor lifestyle for which this part of Devon is so well known.

A stylish and versatile family home in a highly convenient North Devon setting, offering the space, quality and location to enjoy everything this exceptional part of the country has to offer.

NEED TO KNOW

Services: All mains services are connected.

Energy Performance Certificate (EPC): B

Council Tax: Band D (£2,652.43 p/a) **What3Words:**update.fresh.jukebox





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

t: 01237 422433

e: info@regencyestateagents.com

w: regencyestateagents.com

rightmove

