

ROOFTOPS

SLADE, BIDEFORD, DEVON, EX39 3LZ

£699,000

A spacious & versatile home in a highly sought-after yet convenient location, offering light filled accommodation throughout with generous bedrooms & modern bathrooms. Outside benefits from ample parking, a double car port and an impressive 45ft garage with annexe potential, plus attractive landscaped gardens.

Stepping through the front door into the welcoming entrance hall, the home immediately impresses with its wonderful sense of light, space and understated grandeur. A striking vaulted ceiling enhances the hallway, while rooms flow effortlessly from both sides, creating a beautifully balanced and versatile layout.

Directly ahead, a stunning reception area forms the heart of the home, flooded with natural light from a large skylight and framed by bi-fold doors opening onto an elevated decked terrace. This adaptable space is ideal for entertaining, relaxed dining or simply enjoying a peaceful spot to unwind while overlooking the garden. Just off this reception area is a practical cloakroom with WC and wash hand basin, alongside a versatile double bedroom currently arranged as a playroom. Benefiting from fitted wardrobes, rear garden views and its own en-suite with bath and shower over, this room could equally serve as excellent guest accommodation.

To the left of the hallway sits an inviting sitting room enjoying a delightful dual aspect, including bi-fold doors opening to the front of the property. A contemporary wood-burning stove creates a warm focal point, making this an ideal cosy retreat during cooler evenings. This side of the home also hosts another generous double bedroom with fitted wardrobes, as well as the impressive principal suite. Overlooking a peaceful green section of the rear garden, the principal bedroom offers extensive built-in storage and a beautifully refitted en-suite featuring a bath, large walk-in shower, WC, wash hand basin and chrome heated towel rail, all finished in a stylish contemporary design.











To the right of the hallway, a further generous double bedroom is served by a stylish family shower room, naturally lit by a Velux window and fitted with a large walk-in shower, WC and wash hand basin. Beyond this is the superb open-plan kitchen and dining space - a bright, sociable room enhanced by floor-to-ceiling windows and double doors opening onto the patio. Designed for both everyday living and entertaining, the kitchen features sleek two-tone cabinetry, extensive worktop space and a range of integrated appliances including a fridge, freezer, dishwasher, wine cooler, induction hob with extractor and eye-level double ovens. Completing the accommodation is a well-appointed utility room with another skylight, additional storage, a further sink, laundry space and rear garden access.

Outside, the property continues to impress with a sweeping tarmac driveway providing parking for approximately six vehicles, alongside a double-width car port and adjoining garage. Extending to over 45ft in length, this substantial detached space is currently arranged as a gym, workshop and store, while offering excellent potential for conversion. Subject to the necessary consents, it could become a superb self-contained annexe, guest suite, home office or Airbnb-style holiday let, ideal for multi-generational living or additional income potential.

The gardens have been thoughtfully landscaped to create a range of private and attractive outdoor spaces perfect for entertaining and relaxing. A large raised deck extends from the reception room, enclosed by contemporary glass balustrade and overlooking the garden, while a spacious patio accessed from both the kitchen and utility room provides an ideal setting for outdoor dining. Tiered levels lead down to a further patio and hot tub area, with the lower garden mainly laid to lawn and enjoying excellent privacy. A powered summerhouse, ornamental fish pond and established shrubs and trees complete this beautifully mature setting.

NEED TO KNOW

Services: All mains services.
Energy Performance Certificate (EPC): C (72)
Council Tax: Band D (£3,241.86 p/a)

What3Words: snail.kite.vibrate















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.

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