1 Hilden

STAGS

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Northdown Road, Bideford, Devon, EX39 3LT

Walking distance to Bideford Town, Instow/Beach 3.8 Miles, Barnstaple 9.2 Miles

A classically elegant home with versatile accommodation, private gardens and lovely views

- Elevated views
- Sought-after location
- Mature private gardens
- Annexe potential (STPP)
- Freehold
- Light & spacious accommodation
- Three garages
- Elegant proportions
- Six bedrooms in total
- Council Tax Band E

Guide Price £549,950

SITUATION

1 Hilden occupies an enviable, elevated position in a quiet and highly desirable part of the historic town of Bideford. The town, arranged around the scenic River Torridge, offers a comprehensive range of amenities within easy walking distance, including charming independent shops, well-regarded schools, welcoming cafés, restaurants, a traditional pannier market, supermarkets, and a retail complex. The attractive riverside quay hosts visiting vessels, including the iconic Lundy Island ferry, while the renowned Tarka Trail provides picturesque walking and cycling routes. Nearby are delightful coastal villages such as Instow, Appledore, and Westward Ho!, known for their beautiful beaches and stunning scenery. Excellent transport links via the A39 provide swift access to Barnstaple and onward rail connections to London Paddington from Tiverton Parkway.

DESCRIPTION

An impressive period home that has been meticulously maintained throughout. The house offers exceptionally light and spacious accommodation while retaining its beautiful period features. In addition to the large and bright reception/living spaces, there are 3 double bedrooms on the first floor. A self-contained lower ground floor comprising three rooms plus contemporary shower room offers flexible accommodation and would suit a variety of uses. The house is complemented by a pretty, extensive south-facing garden to the rear planted with mature shrubs.

ACCOMODATION

An impressive front door leads from the entrance porch into the inner hallway giving access to the kitchen/dining room, sitting room, useful cloakroom with shower and utility room. The kitchen/dining room is a bright and sociable space flooded with natural light from the feature bay window with eye-catching, elevated views. A range of units provide excellent storage and built-in appliances include; inset gas hob, 1½ bowl sink, twin high-level oven, space/plumbing for white goods. The large and well-proportioned sitting room with its high ceilings and wide, full-height bay window gives a sense of elegance and style. Steps from the bay window door lead to the garden and drip with gorgeous wisteria, complementing the lovely views from this room. Stairs from the hallway lead to the first floor landing which in turn gives access to three generous double bedrooms and family bathroom. Both Bedroom 1 and Bedroom 2 face south with magnificent, uninterrupted views. Bedroom 3 faces west and is a similarly light and impressive room. The family bathroom is fitted with WC, feature wash basin and bath. The landing also gives access to a useful airing cupboard and separate deep storage cupboard.

A separate staircase from the ground floor hallway leads to the lower ground floor. The whole of this floor could be used independently of the main house as it has dedicated access from the garden. Currently used as an artist's studio, the main room is spacious and made cosy by a log burner with views from the bay window to the south-facing garden. There are three further rooms, currently used as two bedrooms and an office plus stylish shower room and separate WC/washroom, making this a very versatile space.
Throughout the property there is plenty of storage space and a fully boarded loft lined with deep insulation.

OUTSIDE

The house is set back from Northdown Road with three garages to the front of the property and additional spaces for two vehicles provide plenty of storage and private parking. At the rear, steps adorned by mature trailing wisteria lead to the attractive and very private gardens with decking and seating areas making this a peaceful haven ideal for summer entertaining.

SERVICES & ADDITIONAL INFORMATION

All mains services are currently connected. Gas central heating via radiators. Living flame gas fire in the sitting room and log burner in the lower ground floor studio.
Broadband: 'Standard' 'Superfast' 'Ultrafast' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodafone - Good (Ofcom). Please check with chosen provider.
The driveway is shared with the neighbouring property which also shares the cost of maintenance.

VIEWINGS

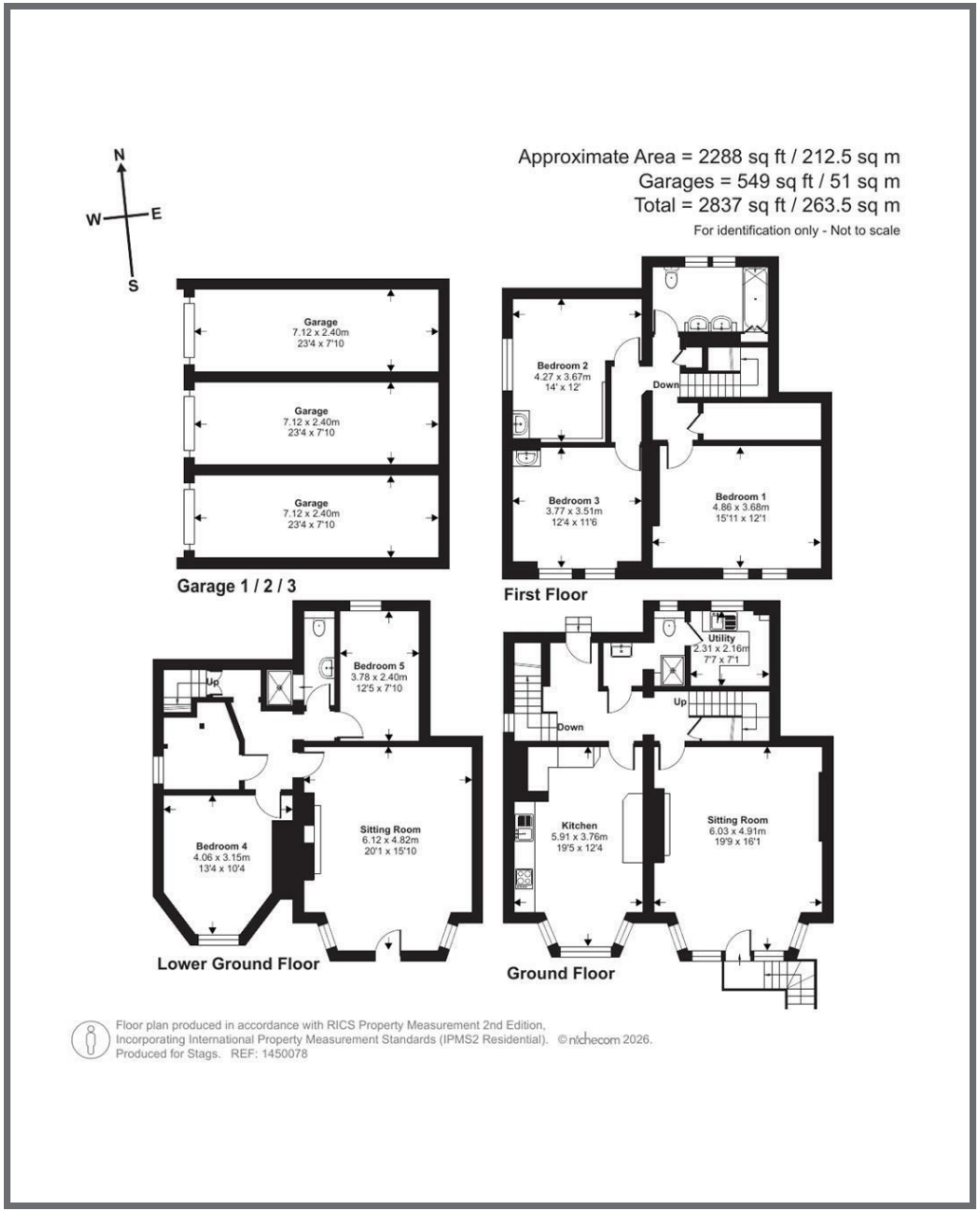
Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

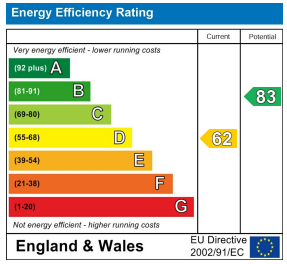
DIRECTIONS

From Bideford Quay, turn into Bridgeland Street and continue onto North Road, turn right onto Northam Road. At the mini roundabout, turn left onto Northdown Road and continue uphill. 1 Hilden can be found on the left.

What3Words: ///lately.lush.glow
Postcode: EX39 3LT

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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