

# Ford Lodge

# Ford Lodge Upcott

, Bideford, Devon, EX39 5JQ

Bideford Quay 1.0 mile. Instow (beach) 3.9 miles. Barnstaple 10 miles.

## A 4-bedroom detached house, complemented by pretty gardens and grounds in a picturesque setting.

- 4 Bedrooms
- Kitchen
- Utility Room
- Parking for Multiple Vehicles
- Freehold
- 2 Reception Rooms
- 2 Bath / Shower Room
- Garage & Workshop
- Pretty Gardens & Grounds
- Council Tax Band 'E'

## Guide Price £625,000

### Situation

Ford Lodge occupies an enviable and peaceful position, surrounded by woodland, with no immediate neighbours, situated in the hamlet of Upcott, only a short walk from Bideford Quay and all your daily amenities Located on the banks of the River Torridge, the port and market town of Bideford offers a welcoming community and a comprehensive range of facilities and amenities, all within walking distance, including independent and artisan shops, banks, pubs, restaurants, cafés, public and private schooling, the popular Pannier Market, five supermarkets and a retail complex. The River Torridge flows through the heart of the town, beside which is 'The Quay', where various vessels dock daily, including the 'MS Oldenburg' (tide dependent), which provides the passenger service to Lundy Island. The Tarka Trail affords superb walking and cycling through beautiful scenery. Local coastal villages include Instow (3.9 miles), with its glorious sandy beach; Appledore (4 miles), a picturesque fishing village; and Westward Ho! (4 miles), a popular coastal town with a three-mile sandy beach adjoining Northam Burrows Country Park.

The A39/North Devon Link Road (approximately 2 miles) provides swift access in and out of the area, connecting to the regional centre of Barnstaple (10 miles), the M5 motorway, and Tiverton Parkway railway station, with regular services to London Paddington in approximately 1 hour 57 minutes.

### Description

Ford Lodge is an impressive, 4 bedroom, period, detached house, that that has been thoughtfully and considerately extended and improved, offering versatile accommodation. The accommodation includes; 2 reception rooms, kitchen, utility room, 4 bedrooms 2 bath/shower rooms. The house is complemented by pretty, well-tended gardens and grounds, in an idyllic setting, surrounded by countryside and mature woodland. There is parking for multiple vehicles, a large garage, with a small, attached workshop. Ford Lodge is being offered for sale for the first time in approximately 31 years and is available immediately.







## Accommodation

The front door opens into the glazed ENTRANCE PORCH with a pair of glazed doors opening into the LIVING ROOM, this spacious, double aspect room, with stone fireplace, with inset multi-fuel stove, currently has two seating areas but could accommodate a dining table, if desired. Two steps lead into the DINING ROOM, with inset electric fire, inset storage/shelving besides, staircase leading up, door to utility room, part-glazed double doors to the kitchen and door to the SIDE PORCH, with windows either side and door to the terrace and gardens. The KITCHEN has the benefit of a triple aspect and is fitted with a range of solid wood units, marble worktop/tilled splashback and matching wall units, appliances include; Oil-fired Esse range cooker, inset twin electric hob, dishwasher, inset fan-oven. The UTILITY ROOM with tiled floor, is fitted with a range of cream-coloured units, solid wood worktop and matching wall units., part-glazed door to the rear courtyard and door to WETROOM, with shower cubicle, basin, WC and heated towel rail.

Upstairs the galleried landing leads to 4 bedroom and family bathroom. BEDROOM 1 a spacious bedroom with fitted wardrobe/storage. BEDROOM 2 with a double aspect and fitted wardrobe/storage. BEDROOM 3 a double room. BEDROOM 4 a double room, currently an office. The FAMILY BATHROOM with white suite, comprising; freestanding, roll-top bath, shower, basin, WC, wall mounted vanity unit and heated towel rail.

## Gardens & Grounds

A gated entrance opens to a large driveway, providing parking for multiple vehicles, spacious, GARAGE (16'7"x17'3") with oversize, electric door, offers space for a vehicle and additional storage space, door to the WORKSHOP with power/light, boiler and door to the rear courtyard. The 'woodland gardens' are lawned and gently terraced, optimising useability, bordered with planted beds, there is a large wooden and glazed summerhouse and decked terrace at the foot of the garden. On the western side of the house, there is sloping lawn/orchard, planted with a variety of apple and fruit trees, with 2 sheds and composting area. Beside the house, there is a large paved, dining terrace, with path leading to the front of the house and path/gateway to the enclosed rear courtyard and workshop.

## Services & Additional Information

Services: Mains: Water and electricity. Private drainage. Oil fired boiler providing central heating & hot water.
Broadband: 'Standard' and 'Superfast' & 'Ultrafast' are 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.

## 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, head south on New Road, at the mini-roundabout, go straight over, onto the A386, signed Torrington/Holsworthy/Okehampton, after approx. 0.2 miles, turn right onto Ford Rise, and immediately left onto Upcott Hill. Continue for approx. 0.1 miles, and the property will be found on your right.
Postcode: EX39 5JQ (Not to be relied upon)
What3words: ///pace.stole.train



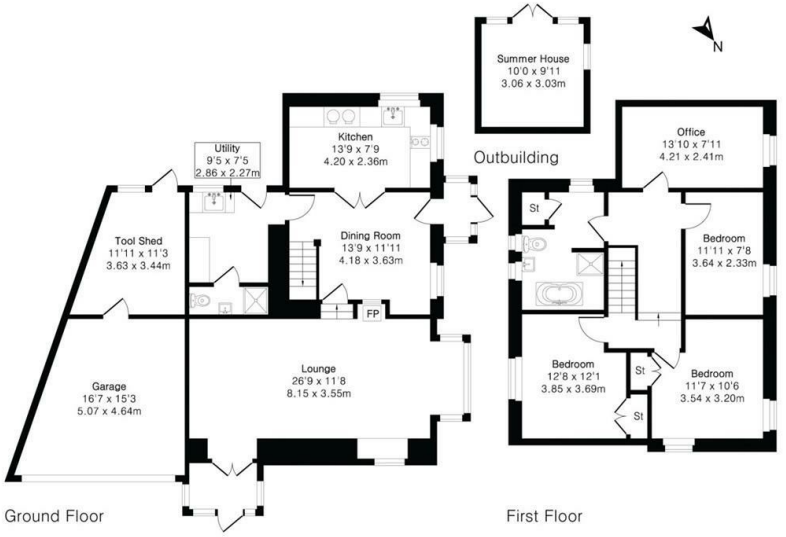





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**Approximate Gross Internal Area 1477 sq ft - 137 sq m**
**(Excluding Garage & Outbuilding)**
Ground Floor Area 800 sq ft – 74 sq m
First Floor Area 677 sq ft – 63 sq m
Garage Area 327 sq ft – 30 sq m
Outbuilding Area 100 sq ft – 9 sq m

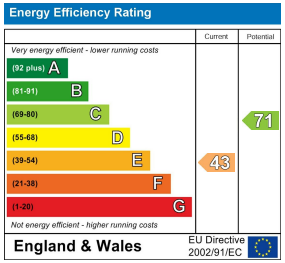



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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