The Elms

West View Avenue, Bideford, Devon EX39 4AL

Guide Price

£550,000

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A Well Proportioned Edwardian Family Home In A Handy Location

The Elms West View Avenue, Bideford, EX39 4AL

Occupying a substantial south-facing plot in one of Bideford's most sought-after residential locations, The Elms is an elegant Edwardian family home offering beautifully proportioned accommodation, mature gardens extending to over 120ft, delightful estuary views and exceptional potential to create a truly outstanding family residence.

Approached via a sweeping driveway and set well back from the road, the handsome symmetrical façade immediately creates a lasting impression. Inside, a welcoming entrance hall with original tiled flooring leads to a series of elegant reception rooms, all retaining much of the property's period character and charm.

The current owners have sympathetically enhanced the property, including the installation of a stylish contemporary kitchen and two beautifully appointed bath/shower rooms, allowing the next owners to enjoy the home from day one. At the same time, there remains excellent scope to further modernise selected areas and add your own style to what is already a wonderful family home.

The triple-aspect sitting room is bathed in natural light and enjoys far-reaching views across the surrounding countryside towards the Taw Estuary from its attractive bay window. A feature open fireplace creates a welcoming focal point, while the formal dining room provides an equally impressive space for entertaining, also centred around an attractive fireplace.

To the rear of the property, the breakfast room forms the heart of the home, complete with a wood-burning stove set within an original marble fireplace. This inviting space flows into a delightful garden room overlooking the beautifully maintained south-facing gardens. The recently updated kitchen is fitted with a comprehensive range of contemporary units and integrated appliances,

complemented by a practical utility room and a useful ground floor wet room.

The first floor offers four generously proportioned bedrooms, including two impressive bay-fronted doubles enjoying elevated views across neighbouring fields towards the estuary. The principal bedroom benefits from a contemporary en-suite shower room, while a recently refitted family bathroom serves the remaining bedrooms.

Outside, The Elms truly comes into its own. The established south-facing gardens extend to over 120ft and are predominantly laid to lawn, interspersed with mature trees, colourful borders and a productive apple orchard beyond. A variety of useful outbuildings, including the original air raid shelter, offer excellent versatility for storage, hobbies or future possibilities. A detached garage, car port and extensive driveway parking complete this exceptional family home.

Combining elegant period architecture, generous living accommodation and wonderful outdoor space, The Elms represents a rare opportunity to acquire one of Bideford's finest Edwardian homes. Ideally positioned for schools, local amenities and the town centre, it is perfectly suited to growing families seeking a home that offers both immediate comfort and exciting potential for the future.

Properties of this quality and stature rarely become available. Contact the Bideford team today to arrange your viewing and experience everything The Elms has to offer.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office- 01237

Entrance Hall

Lounge 4.95m x 4.83m (16'2" x 15'10")

Kitchen Breakfast Room 3.68m x 6.05m (12'0" x 19'10")

Dining Room 4.95m x 4.22m (16'2" x 13'10")

Ground Floor Shower Room

Sun Room 3.91m x 1.93m (12'9" x 6'3")

Utility Room 1.91m x 1.52m (6'3" x 4'11")

First Floor Landing

Bedroom 1 5m x 4.55m (16'4" x 14'11")

Ensuite

Bedroom 2 4.93m x 3.63m (16'2" x 11'10")

Bedroom 3 3.63m x 3m (11'10" x 9'10")

Bedroom 4 2.69m x 2.26m (8'9" x 7'4")

Bathroom

Garage 5.84m x 2.67m (19'2 x 8'9)
Carport 5.79m x 3.38m (19' x 11'1)

Situation

Despite its wonderfully private and peaceful setting, The Elms enjoys an exceptionally convenient location, just a short walk from Bideford town centre, the scenic North Devon Tarka Trail and an excellent selection of pubs, cafés and restaurants.

Bideford is one of North Devon's most attractive and historic ports, beautifully situated on the banks of the River Torridge. The town offers an excellent range of independent shops, cafés, restaurants, supermarkets, highly regarded schools and everyday amenities, together with a vibrant quayside that has benefited from significant regeneration in recent years.

The picturesque coastal villages of Instow and Appledore, along with the popular seaside resort of Westward Ho!, are all within easy reach, offering sandy beaches, sailing, surfing, championship golf, coastal walks and some of North Devon's finest restaurants.

For those travelling further afield, the North Devon Link Road provides excellent access to Junction 27 of the M5 at Tiverton, while Barnstaple offers regular rail services to Exeter, with onward connections to London Paddington and the national rail network.

Combining the character and convenience of a thriving market town with spectacular coastline and rolling countryside on its doorstep, Bideford remains one of North Devon's most sought-after places to call home.

DIRECTIONS

From Bideford Quay, proceed across the Long Bridge and, at the mini roundabout, take the first exit onto Barnstaple Road. Continue for a short distance before taking the first right into Old Barnstaple Road, then turn right again into Westview Avenue. Approximately one-third of the way up Westview Avenue, you will find a detached garage. Immediately beside the garage is a private lane providing access to The Elms, which is clearly identified by a nameplate.

VIEWING

By appointment through Phillips, Smith & Dunn Bideford Office on - 01237 879797

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Barnstaple 01271 327878 • Bideford 01237 879797 • Braunton 01271 814114
www.phillipsland.com • bideford@phillipsland.com