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Goodamoor







Goodamoor, Grange Road

Bideford, Devon, EX39 4AR

Walking distance to Bideford Town Instow/Beach 3.5 Miles Barnstaple 10 Miles

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An impressive and substantial property enjoying magnificent waterside views.

- Magnificent River Views
- Ancillary & Versatile Accommodation
- Highly Successful Holiday Let
- Pretty & Landscaped Gardens
- Council Tax 'Exempt'
- 7 Double Bedrooms
- 3 Receptions Rooms
- Investment Opportunity
- No Chain
- Freehold

Guide Price £835,000

Stags Bideford

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@StagsProperty

Situation

Goodamoor occupies a commanding and elevated position, on a private road the eastern side of Bideford, enjoying magnificent views over the busy River Torridge and the town itself. Located on the banks of the River Torridge, the town offers a comprehensive range of facilities and amenities within walking distance including; independent/artisan shops, banks, pubs/restaurants/cafes, schooling (public and private) and the popular pannier market. There are 5 supermarkets and a retail complex with a range of popular brands. The River Torridge flows through the heart of the town, beside which is 'The Quay', with various vessels docking daily, including the 'MS Oldenburg' passenger ferry to Lundy Island. The 'Taka Trail' affords superb long walks and cycle rides.
Local coastal villages include: Instow ((3 miles), with a glorious, sandy beach. Appledore (3 miles), a picturesque fishing village.
Westward Ho! (2 miles) a small town with a 3-mile safe, sandy beach adjoining Northam Burrows Country Park.
The A39 bypasses the town A39 and provides brisk passage in/out of the area and to the regional centre of Barnstaple (10 miles).

Description

Goodamoor is an impressive and substantial period property (not listed), dating from the turn of the 20th century, perfectly positioned within its gardens and grounds. One of only a clutch of properties located on an exclusive and private road, in one of the most highly sought after areas of the town. The house offers exceptionally spacious and versatile accommodation, with multiple reception rooms and 7 double bedrooms and effortlessly accommodates those who may require ground floor living, dual and/or ancillary accommodation, Bed & Breakfast or perhaps a work/consulting space. The property is currently run as a highly successful holiday let and represents a fantastic investment opportunity. Outside, the house is complemented by beautifully maintained gardens and entertaining spaces, a large garage and a driveway, offering parking for multiple vehicles. The property is available immediately and is offered for sale with no onward chain.

Accomodation

The front door is set within an impressive open porch, sheltered beneath an elegant veranda, opening into the ENTRANCE HALL, with tiled floor and space for coats and doorway, leading into the impressive MAIN HALLWAY with parquet flooring and staircase leading up with door to BOOT ROOM, offering a useful storage space with door to CLOAKROOM, with WC and basin. The SITTING ROOM with large bay window/seating beneath, exposed wooden flooring and ornate fireplace. The farmhouse style KITCHEN & BREAKFAST ROOM fitted with a comprehensive range of contemporary white base units, contrasting worktop over with tiled splashbacks and matching wall mounted units, appliances include; inset; twin high-level oven, microwave, electric hob and 1½ bowl sink/drainer, the room offers plenty of space for a large table/island, door to utility room, large understairs pantry and a wall of glazed bi-fold doors open to the impressive DINING ROOM, with large bay window, Victorian fireplace, currently hosting a large dining table seating 12-14 people. The GARDEN ROOM is a bright reception space, with triple aspect and southerly orientation and double doors opening to the spacious, dining terrace and garden. BEDROOM 7 is a spacious, double room offering a ground floor bedroom or a further reception room if desired, double doors open to a large wet room, comprising; shower, basin, WC and heated towel rail. The large SCULLERY / UTILITY ROOM has a double aspect, fitted with a range of contemporary grey units/contrasting worktop over and fitted shelving, wall mounted boiler, stainless steel sink, space/plumbing for white goods and door out to the courtyard and gardens.

The majestic, sweeping staircase opens to the impressive and exceptionally spacious GALLERIED LANDING and the FIRST FLOOR. BEDROOM 1 is an exceptionally large room, with large bay window, far-reaching views, door to jack/jill ensuite bathroom. BEDROOM 2 is a very large double room with bay window. BEDROOM 3 a spacious double room with views over the back garden. The FAMILY BATHROOM comprises, freestanding roll-top bath, shower, basin and WC, a part-glazed door opens to the veranda, with balustrade and fine views over the river. The 'East Wing' with hall, has the potential to become, separate/ancillary accommodation, comprising of: hallway leading to a CLOAKROOM with WC. BATHROOM comprising; bath, basin, shower and linen/airing cupboard. BEDROOM 4 is a double room.

The staircase leads-up to the SECOND FLOOR and large landing with reception area and space for a dining table/chairs, a partition of glazed bi-fold doors, divides the space into ancillary and partially independent accommodation, comprising; BEDROOMS 5 and 6, both impressive, double rooms. LIVING ROOM/SNUG, currently a games room, BATHROOM, comprising oval, freestanding bath, basin/vanity unit beneath, shower, WC and heated towel rail. The KITCHEN & BREAKFAST FOOM comprises; fitted, contemporary, white units, central island. with inset electric hob/separate oven, slimline dishwasher, space/plumbing for white goods, boiler and space for dining table.













Outside

The house sits proudly at the centre of its gardens and grounds, set back from the private road behind a level lawn with deep, mature, planted borders. The gated driveway comfortably provides parking for multiple vehicles, while a separate pedestrian gate is located at the southern end of the garden. The hot tub sits within a sheltered enclave, discreetly screened to allow the fine views to be enjoyed in complete privacy. At the side of the house, a large, paved dining terrace provides the perfect space for entertaining and barbecues, with double doors opening into the garden room.

The rear garden is predominantly laid to lawn and features a variety of fruit trees, a large, paved terrace, and tall, mature planted borders that provide an excellent degree of privacy. Steps lead down to the sheltered rear courtyard, where there are two outbuildings, currently used as a workshop and log store.

The large, attached garage (28' × 13') benefits from an electric door, a boarded storage area above, and independent rear access.

Services & Additional Information

Services: We understand that all mains services are currently connected.

Broadband: 'Standard', 'Superfast' 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.

Viewings

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

Directions

From Bideford Quay, head south and at the roundabout, turn left onto Bideford Long Bridge/B3233, and at the next mini roundabout, continue straight onto Station Hill. After 0.1 miles, take a sharp left onto Chudleigh Rd, then follow the road ahead through the private lane of Grange Road, and the property will be on your right.

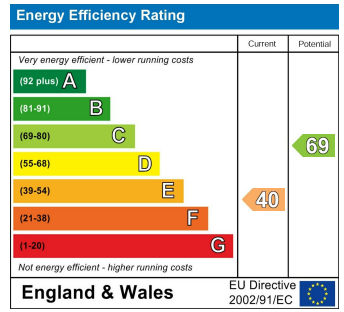
Postcode: EX39 4AR (Not to be relied upon)

What3words: ///nozzle.crusher.funky

Approximate Area = 4651 sq ft / 432 sq m
Garage = 347 sq ft / 32.2 sq m
Outbuilding = 179 sq ft / 16.6 sq m
Total = 5177 sq ft / 480.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1482704



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