



5 Speedwell Close
Bideford | EX39 5XU

JAMES FLETCHER
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5 Speedwell Close

Commanding a generous wraparound garden and a tucked away position surrounded by woodland, this impressive 5-bedroom detached home couples quiet seclusion with convenience, just a short walk from Bideford Quay. Arranged over 3 floors, the property enjoys spacious and well-planned accommodation, offering tremendous flexibility. With ample off-road parking, a double garage and a well-stocked garden with a number of sunny glades and elevated views, this wonderful residence also enjoys tranquil woodland walks almost on the doorstep. Perfectly-placed close to town, riverside walks along the tarka trail and nearby shops, this captivating property makes for the perfect home for growing families, couples seeking space to entertain, those hoping to relocate, or even a dual occupancy/Air B&B opportunity within reach of the idyllic North Devon coast.

Tucked away within a private location within a popular residential development, the property is well-positioned within walking distance of nearby parks, schools and Bideford's attractive quayside. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty. Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



THE FIRST IMPRESSION

Tucked away at the end of a private driveway of just 5 exclusive homes, this imposing residence offers a generous and unique wraparound plot surrounded by tranquil woodland, within this much sought-after position.

STEP INSIDE

Arranged over 3 floors, the property opens to an inviting entrance hall providing stairs to the first floor, a useful cloaks cupboard and integral access to the double garage.

The main living space is found on the first floor, where the landing seamlessly connects the kitchen/breakfast room, lounge and the dining room. Found at the front of the home, the lounge is a generous reception space with an attractive pebble-effect gas fire, enjoying a dual aspect with views over surrounding woodland and doors opening to the balcony, which is also accessed by the dining room, an adaptable reception room adjacent to the kitchen and the lounge. The kitchen is well-fitted with a range of work-surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in appliances include an oven and gas hob with an extractor hood over, and a fridge/freezer, along with additional informal dining space within the breakfast area, which also enjoys a juliet balcony with a view over the garden and onto surrounding woodland. This space is perfect for hosting family get togethers, or spending time with guests and friends.

The ground floor accommodation offers tremendous flexibility, providing a home office/bedroom 5, a separate shower room - fitted with a shower, low-level W.C, wash basin and heated towel rail - along with a useful utility room with work-surfaces comprising a sink and drainer unit with space and plumbing for a washing machine and tumble dryer below, along with a door to the garden. This space offers scope for a dependant relative or Air B&B, or the garage could be converted to provide additional accommodation as a self-contained annexe, subject to any necessary consents.

Stairs rising to the second floor open to a spacious landing, leading to 4 good-sized double bedrooms and the family bathroom. The main bedroom is found at the front of the home, enjoying a juliet balcony with open views and an ensuite - fitted with a shower, low-level W.C and a wash basin. The second bedroom is currently utilised as a dressing room with an array of built-in wardrobes, whilst the two further bedrooms are found at the front of the home and both are fitted with built-in wardrobes. The family bathroom is fitted with a suite comprising a bath with shower over, a low-level W.C and a wash basin.

In all, this impressive home feels like a real-life treehouse and boasts generous and easy to run accommodation flooded with natural light throughout, along with a tranquil outlook over surrounding woodland. The property also boasts solar panels that keep running costs low, and also benefit from periodic feed-in tariff payments.



OUTSIDE & PARKING

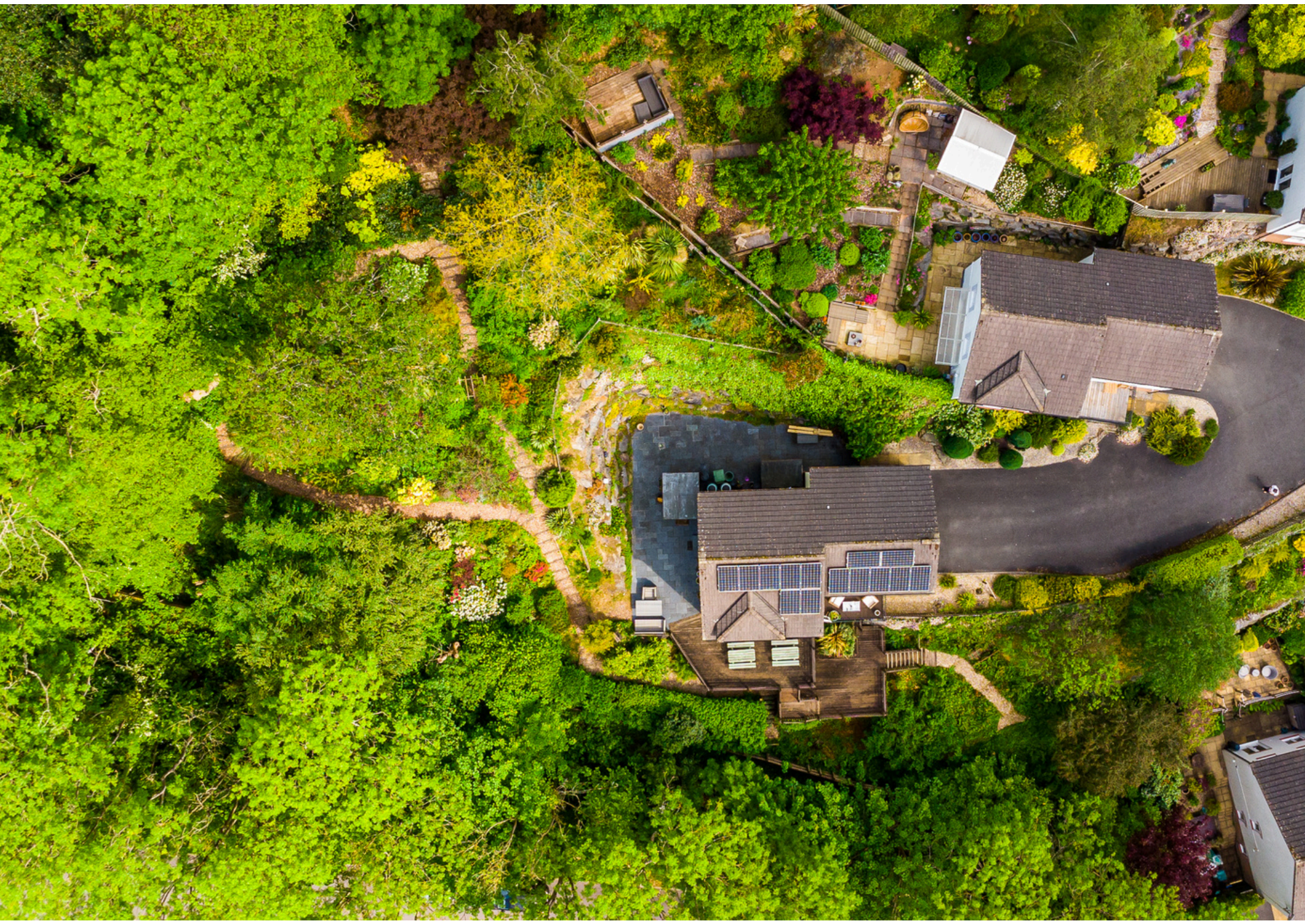
Already an impressive home, it is outside where the property truly excels. One of only five exclusive homes, the property is located at the end of a shared driveway and boasts off-road parking for a number of vehicles, leading to the double garage with up and over doors and light and power connected. There is side access to the rear garden, truly the standout feature of the home, and a space that can only really be appreciated once immersed within. The rear garden immediately opens to a large patio with space for a shed and steps up to a magazine worthy-garden that feels like something out of "The Chelsea Flower Show". Well-stocked with a variety of flowers, plants, shrubs and ornamental trees, the garden blends nicely with the surrounding woodland. A garden path meanders through the gardens with a number of glades and an elevated seating area at the top of the garden providing a unique "tree-top" view.

At the front of the home, there are raised decking areas with steps down to a lawned area and a further wild garden, also providing a large store (3.36m x 1.85m), and one more surprise feature - the sauna (1.89m x 1.84m). Admittedly, the sauna has not been used by the current owners and may require some work to reinstate to full working order. In all, this wonderful home is truly one of a kind.

VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.



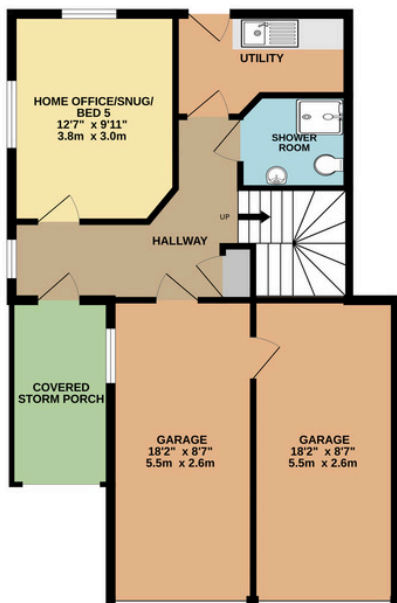




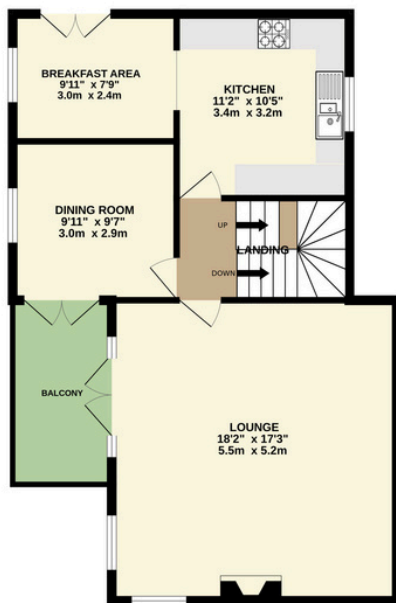
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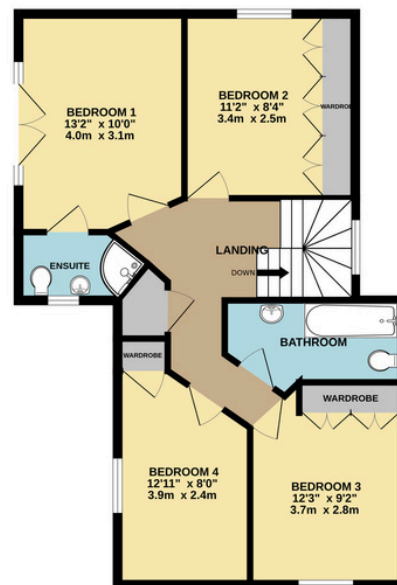
GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



2ND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



SPEEDWELL CLOSE, BIDEFORD

TOTAL FLOOR AREA: 1974 sq.ft. (183.4 sq.m.) approx.

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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- **Services:** Mains Electricity, Gas, Water & Drainage. Solar Panels.
- **Broadband:** Ultrafast broadband is available (Ofcom)
- **EPC:** B
- **Tenure:** Freehold
- **Council Tax:** E
- **Local Authority:** Torridge District Council
- **Sellers Position:** Actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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