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Directions

From Bideford Quay, proceed up the High Street towards the Pannier Market. Continue past the market before turning right and then right again into Victoria Terrace. Number 4 will be found on the left-hand side, identified by a Phillips Smith & Dunn For Sale board.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

Stylish Period Town House

4 Victoria Terrace, Bideford, EX39 2DP

£250,000

- Grade II Listed Georgian townhouse with tremendous character
- Generous accommodation arranged over four floors
- No Onward Chain - MUST BE VIEWED!
- Far-reaching estuary views towards Instow and Saunton
- Excellent potential for modernisation and improvement
- 3/4 bedrooms plus versatile attic/occasional fourth bedroom
- Previous approval for rear parking

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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4 Victoria Terrace is an attractive Grade II Listed Georgian townhouse, enjoying an elevated position within easy reach of Bideford town centre. Arranged over four floors, this substantial period home offers spacious and versatile accommodation, retaining a wealth of original character and charm, including high ceilings, Georgian sash windows and feature fireplaces, all complemented by truly exceptional views across the town, River Torridge and surrounding countryside.

Whilst the property would now benefit from a programme of modernisation and updating, it presents an exciting opportunity for a purchaser to create a wonderful family home tailored to their own tastes and requirements. With its generous proportions, period features, established garden and enviable position, the property offers enormous potential. Undoubtedly, one of the property's most impressive features is its outstanding outlook. From the upper floors, far-reaching views stretch across the rooftops of Bideford, the River Torridge and its estuary towards Instow, with Saunton and the rolling North Devon countryside visible in the distance. The attic room, in particular, enjoys a spectacular panoramic outlook and provides a wonderful vantage point from which to appreciate the surrounding scenery.

The ground floor accommodation centres around an impressive lounge/dining room, extending to approximately 27'6" in length. This generously proportioned reception space is full of character, featuring Georgian sash windows, an open fireplace and an original range, offering a glimpse into the property's history. To the rear, the kitchen provides excellent scope for refurbishment and improvement to suit modern-day living.

Arranged across the first and second floors are three well-proportioned bedrooms and a spacious family bathroom. The front-facing bedrooms take full advantage of the property's elevated setting, enjoying delightful views across the town and towards the estuary, whilst retaining the charm and character associated with a Georgian home.

The fourth floor is occupied by a substantial attic room, offering excellent flexibility for use as a home office, hobby room or occasional fourth bedroom. A dormer window frames arguably the finest views in the house, with a breathtaking panorama extending across Bideford, the Torridge Estuary, Instow and towards Saunton in the distance.

Outside, the property benefits from an established, walled rear garden, predominantly laid to lawn and complemented by mature shrubs, planting and fruit trees, creating a pleasant and private outdoor space. A small courtyard area provides further practicality, whilst a timber storage shed and two useful outside stores offer additional storage.

Of particular interest, there has previously been approval for the creation of off-road parking to the rear of the property. Buyers should make their own enquiries regarding the current status of any consent and permissions required.

With no onward chain, this is an exciting opportunity to acquire a substantial Georgian home with tremendous character, views and potential to create something particularly special.



Victoria Terrace enjoys a tucked-away position while remaining within easy walking distance of Bideford town centre and its historic Pannier Market. Bideford is a thriving and historic port town situated on the banks of the River Torridge, offering an excellent range of amenities and everyday conveniences. The town centre is within easy reach and provides a varied selection of independent shops, supermarkets, cafés, restaurants and professional services, together with schools catering for all ages and a wide range of leisure and recreational facilities.

The town is also home to the renowned Tarka Trail, a scenic walking and cycling route following the River Torridge, offering picturesque views across the surrounding countryside and estuary. North Devon's spectacular coastline is easily accessible, with the popular beaches of Westward Ho!, Instow and Croyde all within driving distance.

For commuters, the nearby A39 Atlantic Highway provides convenient road links to Barnstaple, North Devon's regional centre, which offers a wider range of shopping, business, commercial and leisure facilities. Barnstaple also provides access to the A361 North Devon Link Road, connecting to the M5 motorway and the wider national road network.

Room list:

Entrance Hall

Lounge Dining Room
8.38m x 3.23m (27'5" x 10'7")

Kitchen
4.32m x 1.75m (14'2" x 5'8")

First Floor

Bedroom 1
4.5m x 4.11m (14'9" x 13'5")

Bedroom 2
4.52m x 4.11m (14'9" x 13'5")

Bathroom
4.04m x 2.51m (13'3" x 8'2")

Bedroom 3
4.04m x 2.51m (13'3" x 8'2")

Attic Room / Study / Occasional Bed 4
5.66m max x 4.11m (18'6" max x 13'5")

Services
All mains connected

Council Tax band
C

EPC Rating
TBA

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797



