



The Water Tower







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Higher Clovelly, Bideford, Devon, EX39 5RX

Clovelly 0.5 mile, Hartland Village 4 miles, Bideford 12 miles, Barnstaple 20 miles

The Water Tower offers more than 4,000 square feet of exquisite living space and breath-taking 360-degree views that stretch across the countryside, reaching as far as the North Devon coast, Cornwall, and Dartmoor.

- Over 4000 sq. ft.
- 3 Bathrooms
- Breath-taking 360 degree views
- Ample parking & Double garage
- Freehold
- 5 Bedrooms
- Exquisite home
- Short drive to the coast
- No onward chain
- Council tax band G

Asking Price £1,250,000

Stags Bideford

4 The Quay, Bideford, Devon, EX39 2HW

01237 425030 | bideford@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

DESCRIPTION

Arguably one of the most unique properties in North Devon, The Water Tower offers more than 4,000 square feet of exquisite living space and breath-taking 360-degree views that stretch across the countryside, reaching as far as the North Devon coast, Cornwall, and Dartmoor.

Originally built as a water tower in the 1940s, the current owner has meticulously transformed the structure to the highest standards over the last four years. While preserving the original structure's character and unique features, the conversion seamlessly integrates modern amenities such as underfloor heating and high-quality kitchen and bathroom fixtures. This remarkable restoration has received national attention, including stories in "Grand Designs Magazine," "Good Homes Magazine," and an episode of "Derelict Rescue" that filmed the reconstruction process.

ACCOMMODATION

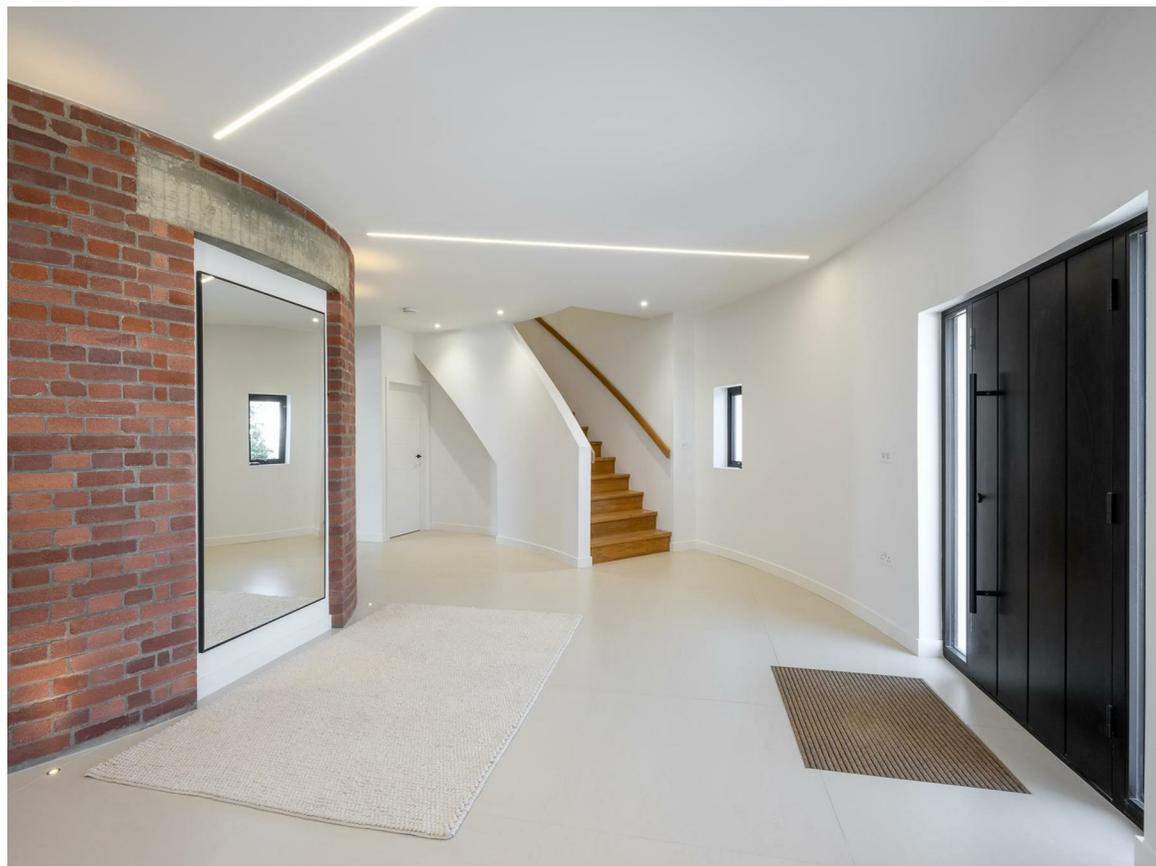
Nearly every room in this three-story home offers breath-taking views of the countryside and beyond. The top floor is the property's most notable feature, an extraordinary open-plan living area with a sitting room, dining area, and kitchen beneath the original domed ceiling. The top floor is flooded with natural light thanks to an array of windows, while two bi-fold doors and French doors with Juliet balconies create a seamless connection between indoors and outdoors. The original access shaft with steel ladder is still in place, serving as an excellent focal point for the bespoke dining table, which seats at least ten people. This floor is ideal for relaxing on sunny summer days and watching the stunning sunsets.

The home has four to five spacious bedrooms, three luxurious bath and shower rooms, and an abundance of character and natural light. The master bedroom is particularly special, with a Juliet balcony, a large walk-in wardrobe, a breath-taking ensuite bathroom, and a large dressing room.

OUTSIDE

The outside does not disappoint with gardens that wrap around the tower, offering privacy and spectacular countryside views. A porcelain tiled terrace with outdoor seating, crafted from the original front doors of the water tower, provides the perfect outdoor dining spot.

Accessed via an electric gated entrance, the property features a gravel driveway with ample parking and turning space, leading to a detached double garage.





PROPERTY INFORMATION

Mains electricity and water.

Two Air Source Heat Pumps providing central heating which is underfloor throughout.

Private drainage

Tenure: Freehold

Local Authority: Torridge District Council - 01237 428700

Council Tax: Band G

EPC Rating: D

According to Ofcom, Standard broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.

SITUATION

The property is only a short drive from the popular and famous village of Clovelly which is a beautiful 14th century harbour village, famous for being privately owned and having no automobile access (meaning goods are brought down via sledge by the locals), cobblestone alleys and whitewashed cottages. It is easy to understand why it is one of the most visited villages in the UK. Close by is the rugged North Cornish and Devon coastline famed for its many Areas of Outstanding Natural Beauty, with breathtaking cliff top coastal walks and safe bathing beaches. Nearby popular beauty spots include Welcombe Mouth, Peppercombe beach, Hartland Quay, Stanbury Mouth and Bucks Mills. Hartland village located 4 miles away has a thriving community with an excellent range of local amenities including cafe, shops, Post Office, pubs, medical centre and primary school. There are churches, a variety of clubs and societies. Popular attractions include Hartland Abbey, the lighthouse at Hartland Point, a 16th Century Quay with its shipwreck museum, pub and Hotel and Docton Mill Gardens.

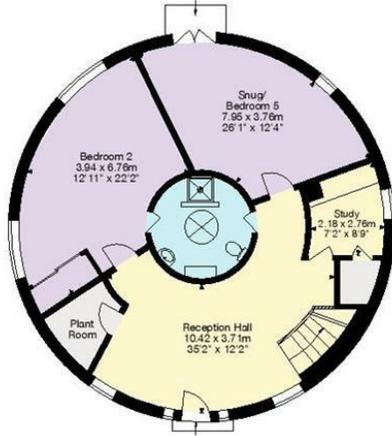
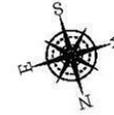
The towns of Bideford (12 miles away) and Bude (around 17 miles away) offer extensive facilities, including further education establishments, banks and other amenities. Barnstaple is around 45 minutes by car. Junction 27 of the M5 and Tiverton Parkway rail station are approximately 90 minutes away. There are regular services to London Paddington, the Midlands, the North, Scotland and the South West.



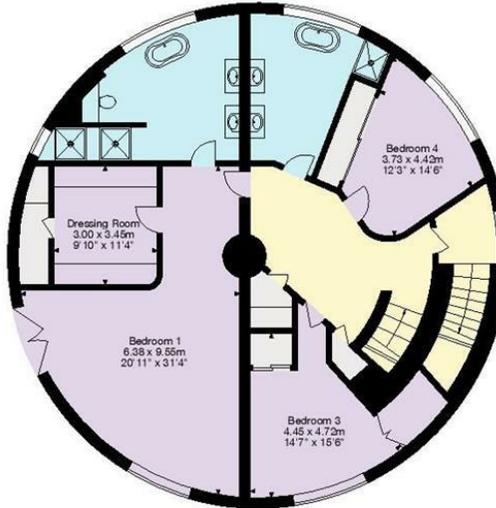


Garage

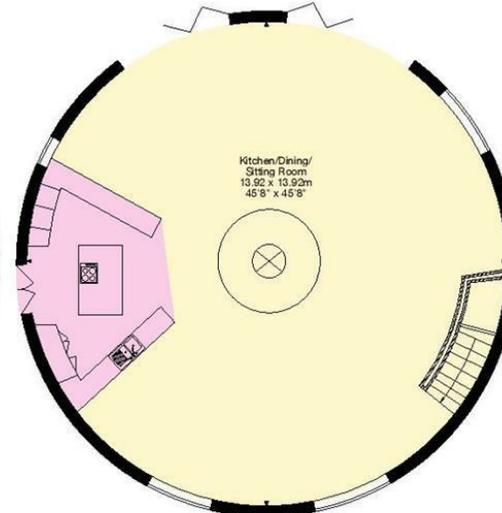
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Ground Floor



First Floor



Second Floor

Gross Internal Area (Approx.)
Main House = 396 sq m / 4264 sq ft
Garage = 50 sq m / 539 sq ft
Total Area = 446 sq m / 4803 sq ft

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



