

# South Salterns

2 South Salterns Court, Old Barnstaple Road, Bideford, EX39 4ND

Offers In Excess Of

£435,000



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# Four-Bedroom Period Home With A Private Garden, Garage And Parking

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A tremendous, extended and once fully remodelled former farmhouse located within close walking distance to Bideford town. The property offers the very best combination of a new home commodities but with the character, history and charm of an old property.

The accommodation opens into a welcoming entrance hall, complete with a staircase to the first floor and a useful understairs cupboard. A study area is neatly incorporated, offering a practical workspace with a fitted desk. There is also a convenient cloakroom with WC and basin. The kitchen enjoys an attractive outlook over the courtyard and is well-appointed with integrated appliances, ample work surfaces, and both base and wall-mounted units, all complemented by a slate tiled floor.

The main living spaces are well-proportioned and versatile. The combined living and dining room provides a comfortable setting for entertaining with family and friends, while the separate lounge benefits from patio doors opening directly onto the rear garden, creating a bright and inviting space for relaxation.

Upstairs, the first floor landing leads to four bedrooms. The master bedroom is particularly spacious along with a well-equipped recently modernised en-suite shower room featuring slate floors and a modern timeless fittings throughout.

The remaining three bedrooms are all of good size, with pleasant outlooks over either the courtyard or the garden, and one enjoying views towards the surrounding countryside. The family bathroom is generously sized and again fitted with high quality timeless fittings and white suite, including both a bath and a separate shower enclosure, as well as a built-in airing cupboard and underfloor heating.

Externally, the rear garden is designed for ease of maintenance, mainly laid to lawn and enclosed by high

natural stone walling and fencing for privacy. A patio area adjoins the lounge, ideal for outdoor alfresco dining, and a side access gate adds convenience.

To the front, there is a hardstanding area providing off-road parking, which leads to the integral garage. The garage is equipped with an up-and-over door and houses the gas-fired central heating boiler and electric meters.

**SERVICES** - All mains services are connected. Gas central heating.



**Entrance Hall** 4.88m x 1.73m max (16'0" x 5'8" max)

**Study** 2.36m x 1.30m (7'8" x 4'3")

**Ground Floor WC** 1.45m x 1.30m

**Sitting Room** 5.11m x 4.04m (16'9" x 13'3")

**Dining Room** 5.26m x 3.81m (17'3" x 12'5")

**Kitchen** 4.37m x 2.82m (14'4" x 9'3")

**Master Bedroom** 5.08m x 4.88m max (16'7" x 16'0" max)

**En-Suite** 1.37m x 3.51m (4'5" x 11'6")

**Bedroom 2** 3.05m x 3.56m (10'0" x 11'8")

**Bedroom 3** 3.15m x 3.51m max (10'4" x 11'6" max)

**Bedroom 4** 4.45m x 2.44m (14'7" x 8'0")

**Family Bathroom** 1.93m x 3.96m max (6'3" x 12'11" max)

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Bideford**  
office- 01237 879797





# Situation

Tucked away at the end of a quiet no-through road, this property enjoys a peaceful setting while remaining within easy walking distance of the town centre. It is also just moments from the renowned Tarka Trail, offering exceptional walking and cycling routes that stretch beyond Torrington to Barnstaple.

The nearby port and market town of Bideford provides an excellent range of amenities, including banks, pubs, independent shops, restaurants, places of worship, and both state and private schooling for all ages, as well as five supermarkets. The popular Affinity retail park is a short drive away, featuring a wide selection of well-known brands and factory outlets.

The sandy beach at Instow lies approximately three miles away and can also be reached via the Tarka Trail. Close by is the coastal town of Westward Ho!, renowned for its three-mile stretch of safe, sandy beach adjoining Northam Burrows Country Park and the historic Royal North Devon Golf Club. The area also offers a variety of amenities, access to the South West Coast Path, and miles of scenic walks with breathtaking views of the dramatic North Devon coastline.

Barnstaple, the region's principal centre, provides a comprehensive range of business, shopping, and commercial facilities. It also benefits from excellent transport links via the A361 North Devon Link Road, connecting to the M5 at Junction 27, as well as regular rail services to Exeter.

## DIRECTIONS

From Bideford quay front, cross the River Torridge via the Old Bridge, and at a roundabout turn left. Take the next right into Old Barnstaple Road. Continue virtually to the end, whereby South Salterns Court is located on your left hand side, and accessed through a 5 bar entrance gate.



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GROUND FLOOR



1ST FLOOR