



4 LOWER WINSFORD COURT  
ABBOTSHAM ROAD, BIDEFORD, DEVON, EX39 3QP

GUIDE PRICE £475,000



***A charming & well-proportioned 4/5-bedroom detached barn conversion, enjoying a private, tucked-away position with a delightful and generously sized rear garden.***

Nestled within a small cluster of homes on the outskirts of Bideford, close to the popular village of Abbotsham, this versatile 4/5-bedroom detached conversion offers spacious, adaptable accommodation complemented by an attractive and mature rear garden.

Originally converted in the early 1980s, No. 4 features split-level living centred around a striking 6m x 5m living room, complete with an impressive, vaulted ceiling, feature fireplace, and direct garden access.

Approached via a shared private driveway, the property enjoys ample parking in front of a double garage, with gated side access leading through to the gardens — all enclosed by established trees and shrubs, offering a sense of privacy and seclusion.

At ground floor level, there is a study or optional fifth bedroom, ideal as a home office or guest space, separate from the main living areas. Stairs lead up to the bright and airy living room, where multiple windows flood the space with natural light.

Further stairs rise to the upper level, which flows from the dining area — overlooking the garden — into a well-fitted kitchen offering a good range of cabinetry and an integrated oven and hob.

The bedroom accommodation is thoughtfully arranged at either end of the property. The principal bedroom features built-in wardrobes and an en-suite shower room, while the remaining bedrooms are served by a second shower room and a separate WC.







Externally, the rear garden provides an appealing blend of practicality and tranquillity. With patio areas ideal for entertaining and undulating lawns surrounded by mature trees, bushes, and shrubs, it also offers scope for vegetable beds or further landscaping for the keen gardener.

Set on the outskirts of the historic port town of Bideford, Lower Winsford Court enjoys a tucked-away setting while remaining conveniently close to local amenities. The nearby village of Abbotsham offers a welcoming community, a popular primary school, and easy access to the stunning North Devon coastline, including the beaches at Westward Ho! and Instow.

With scenic countryside walks, cycle routes along the Tarka Trail, and a wide range of leisure and shopping facilities in Bideford, this location is ideal for those seeking a relaxed lifestyle with plenty of outdoor opportunities, all within easy reach of excellent transport links and the neighbouring towns of Barnstaple & Torrington.

***4 Lower Winsford Court presents an excellent opportunity for those seeking a spacious and adaptable home, complemented by a generous garden and offering plenty of scope to update and personalise to your own taste.***

#### **NEED TO KNOW**

Services: Mains electricity and water connected. Oil fired central heating. Shared septic tank drainage.

Energy Performance Certificate (EPC): E (48)

Council Tax: Band D (£2,525.02 per annum)

**What3Words:** charmingly.sunk.artist







**24 The Quay | Bideford | Devon | EX39 2EZ**



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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