



The Conagers



The Conagers 21

, Bideford, Devon, EX39 4DG

Bideford Town Centre 1 mile, Westward Ho! Beach 2 miles,
Barnstaple 9 miles

A detached family home with impressive, spacious accommodation and fantastic gardens

- Impressive detached family home
- Large and private gardens
- Ample parking, garage/workshop
- 4 bedrooms, 3 reception rooms
- Walking distance to Bideford Town
- First time on the market for 45 years
- Freehold
- Council Tax Band F

Guide Price £770,000

SITUATION

Conagers is prominently situated in a popular residential area of Bideford, due to its close proximity to local amenities and schools that can be found in Bideford. The historic port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of facilities all within walking distance including various shops, butchers, pubs and restaurants. Bideford has schooling for all ages (public and private), five supermarkets, variety cafes, boutique shops, places of worship and large public park. There is also a nearby shopping outlet and retail complex with a range of popular brands such as Nike, Crew Clothing and Starbucks. From Bideford, there is also access to the Tarka Trail which affords superb walks and cycle rides, that extend beyond Torrington and Barnstaple, passing the beach at Instow (around 3 miles away). The renowned coastal town of Westward Ho! is also nearby, which benefits from a three mile long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course. There are also a good range of amenities for its size, as well as access to the South West Coast Path, which affords excellent walks and stunning vistas of the rugged North Devon coastline.



DESCRIPTION

Conagers is an impressive family home which is coming to the market for the first time in 45 years. The property boasts fabulous, mature 'Park like' private gardens with an abundance of established plants, shrubs and trees, a superb undercover Mediterranean style terrace with stocked ponds, extensive parking and a large garage/workshop. The property itself is almost hidden, being set back from the road and screened by large established trees. The accommodation which is very well presented is light, very spacious and offers impressive living space and room sizes.

This certainly is a property which needs to be viewed to be fully appreciated.

ACCOMMODATION

An attractive porch leads into the reception hall, setting the tone for the rest of the house with an abundance of natural light, high ceilings and elegant finishes. This reception hall leads to its principle rooms including the sitting room, which is the 'snugger' reception room with large bay window to the front and gas fireplace with marble surround. The Kitchen is well equipped with higher and lower wooden units, integrated Bosch dishwasher, Neff double oven, electric hob with extractor over, Fridge/Freezer and Bosch microwave. Central island with seating and views out to the garden. Leading through a glazed sliding pocket door is maybe the most notable room which is the fantastic living room which was an added addition by the current owners in 2011 and offers a large dual aspect room with a fitted media centre and electric fireplace which is perfect for entertaining guests or great place for all the family. The dining room is a spacious and elegant room with space for large dining table. This then leads onto the inner hallway which gives access to the utility room, shower room and boot room.

Wide staircase with access from the half landing to the sunny balcony with great views over the front garden. The generous space and large rooms continue to the first floor where all of the well-appointed bedrooms have good proportions. Bedroom 1 is a fantastic size, has great garden views, integrated wardrobes and includes an impressive en-suite with double walk-in shower, side panel bath, WC and sink with vanity unit providing plenty of storage. Bedroom 2 is again an impressive size and includes built in wardrobes and views of the garden. Bedrooms 3 and 4 are both doubles. The family bathroom is also on this level and includes a corner shower enclosure and sink. The WC and airing cupboard are both located from the landing.

OUTSIDE

The property is accessed via electric gates and a sweeping drive which opens out to the large parking area with space for a number of vehicles, boat, motorhome, caravan etc. The impressive larger than normal garage/workshop could be perfect for any 'petrol head' or could possibly have potential to convert into a annex/Airbnb/holiday let (subject to planning).

The gardens to the property are truly wonderful and have been created to make the most out of the large plot the property sits on, you can certainly tell they have been a labour of love for the owner. With large areas of well tended lawn to both the front and back and surrounded by an assortment of colourful plants, shrubs and trees, too many to name. There is also a fantastic Mediterranean style undercover terrace area draped in Wisteria and includes large ponds stocked with koi carp, a built in BBQ Station, grape vine which runs above and plenty of space for outdoor dining and entertaining.

SERVICES

Mains water, electric and drainage. Oil central heating



These particulars are a guide only and should not be relied upon for any purpose.



Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	48	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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