



Orchard House



# Orchard House

Woodtown, Bideford, Devon, EX39 5BZ

Abbotsham 1.5 miles. Bideford 4 miles. Barnstaple 12.5 miles

A spacious 4 bedroom home, complemented by gardens in a pretty hamlet.

- 4 Bedrooms (master ensuite)
- Open Countryside Views
- Parking for Multiple Vehicles
- PV Solar Array
- Council Tax Band 'C'
- 2 Reception Rooms
- Large Farmhouse style Kitchen
- Large Gardens
- Idyllic Hamlet Location
- Freehold

Guide Price £445,000

## Situation

Orchard House is set within the tranquil hamlet of Woodtown, with the village hall and parish church only a short walk away and surrounded by the beautiful, unspoilt Devon countryside. Peppercombe Beach and the rugged North Devon coast are a manageable walk away (3 miles), with the convenience of a county pub enroute and the South West Coast Path (The Salt Path) accessible from the village of Abbotsham. The property is within catchment of a highly rated, small, village primary school.

The port town of Bideford (4 miles) extends a wide range of facilities; including independent/artisan shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private) and several supermarkets. The coastal resorts of Westward Ho! (5 miles) Appledore and Instow (both 7 miles) offer a mixture of sandy beaches, fine pubs/restaurants and a historic quay, amongst other amenities and attractions. The A39 is a short distance away (1 mile) and provides brisk passage in/out of the area. The M5 and Tiverton Parkway train station (London Paddington 1h 57m) are approx. 57 miles by car.

## Description

Orchard House is a 4-bedroom home, complemented by large reception rooms, offering versatile and spacious, family accommodation. The house was built in the 1980's and over the past decade, the property has been extended and modernised throughout. The house is complemented by gardens, parking for multiple vehicles and a large workshop (former garage). Fine views over open countryside are enjoyed from both the house and gardens. The house is being offered for sale for the first time in 26 years.



## Accommodation

The front door opens into the HALLWAY with staircase leading up, door to the dining room and door to the SITTING ROOM, offering a double aspect and sliding doors opening to the deck, inglenook fireplace, with inset wood burning fire and doorway to the DINING ROOM, with double aspect and ample space to accommodate a large table. Door to the REAR HALL and UTILITY / CLOAKROOM, with space/plumbing for white goods, WC and basin, plumbing for a shower is in-place. The farmhouse style KITCHEN & BREAKFAST ROOM is fitted with a comprehensive range of stylish, duck egg blue base units, worktop over and matching wall units, appliances include; inset high-level twin oven with grill and microwave functions, electric hob and 1½ bowl stainless steel sink, double doors open to the deck/terrace and gardens.

The staircase leads to the FIRST FLOOR, with landing and linen cupboard, with hot water cylinder. The MASTER BEDROOM is an impressive room, with vaulted ceiling, large windows/doors giving far-reaching countryside views and offering potential for balcony (stp), ensuite shower room with white suite. BEDROOM 2 is a double room with inset fitted storage/wardrobe. BEDROOM 3 is a double room with inset fitted storage/wardrobe. BEDROOM 4 is a well-proportioned single room. The FAMILY BATHROOM with 3-piece white suite, comprising; bath, basin, WC.

## Outside

At the front of the house there is adequate parking for multiple vehicles, with steps leading to a small area of lawn, planted with mature trees and hedge borders. On the eastern side of the house, a 5-bar gate opens to the driveway, with further parking for multiple vehicles and workshop/former garage, a useful building that could suit a variety of uses, such as; hobbies room, studio/office or reinstated to a garage. The garden is gently sloping and predominantly laid to lawn, with greenhouse, garden shed and raised beds, offering a potentially, productive kitchen garden. The patio with space for table/chairs offer the perfect space to enjoy the glorious, far-reaching, countryside views.

## Services & Additional Information

Services: All main services are currently connected. Electric air source heat pump (installed 2024), central heating via radiators.

Roof mounted PV solar array.

Broadband: 'Standard' and 'Ultrafast' is available (Ofcom) Please check with chosen provider.

Mobile phone coverage from the major providers: EE - Good / o2 - Variable / Three - Good / Vodafone - Variable (Ofcom). Please check with chosen provider.

The property is insulated with spray foam in the loft, believed to be 'open-cell', which is both 'flexible' and 'breathable'.

## Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

## Directions

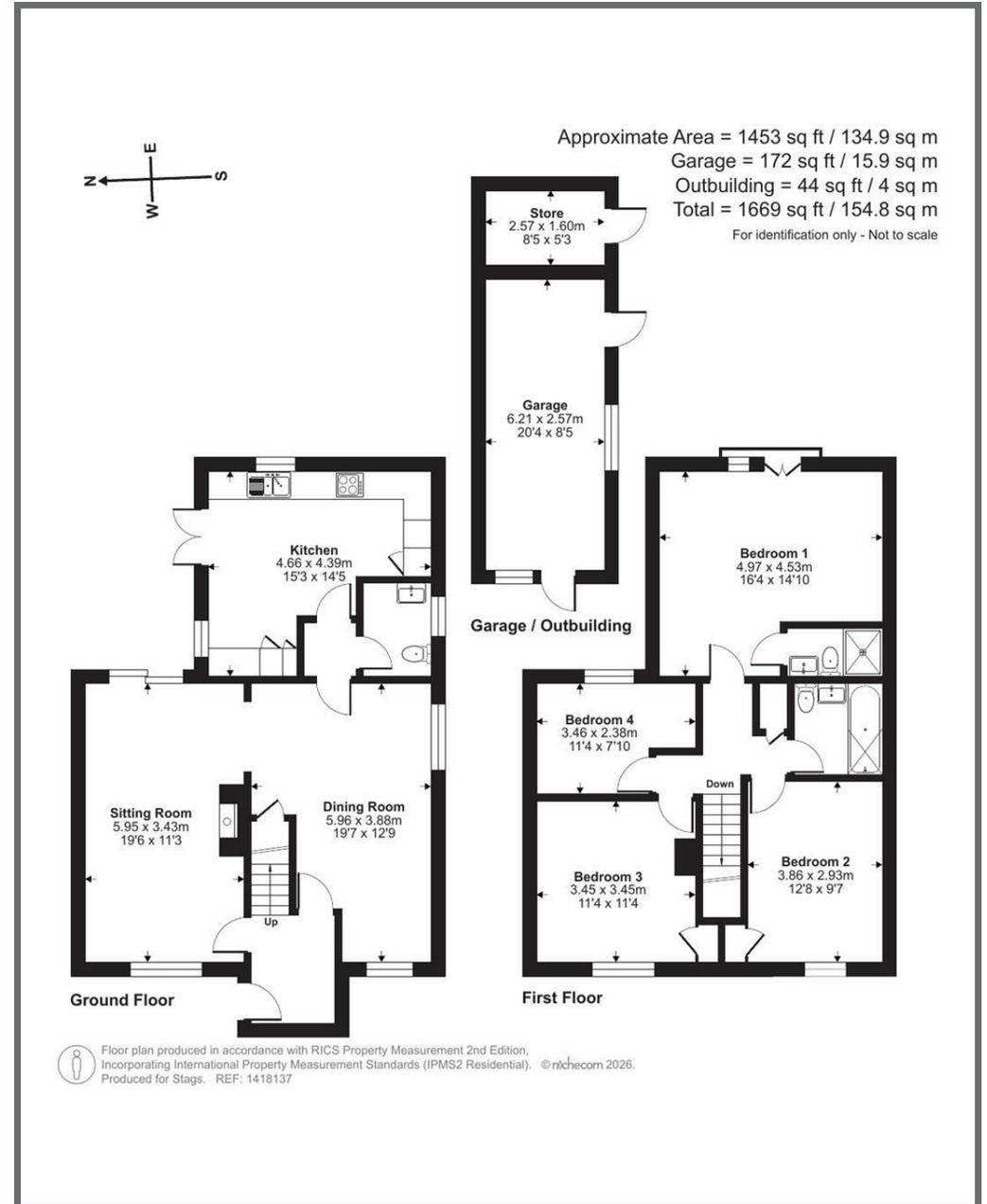
If approaching from the east, after passing over the Torridge Bridge, continue straight over the Haywood Roundabout, continue on the Atlantic Highway (A39), for approx. 3.5 miles, turn left, signed 'Woodtown', immediately followed by a right turn, also signed 'Woodtown'. Follow this road for approx. 1 mile, and turn right at the junction, and the property is found on the left hand side.

What3words: ///improvis.salmon.ship

Postcode: EX39 5BZ (Not to be relied upon).



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.



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	