



22 The Strand



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Bideford, Devon, EX39 2ND

Short walk to quayside & town centre. Instow/beach 3 miles.
Barnstaple 10 miles

A large, period townhouse, offering spacious accommodation, complemented by walled gardens and a detached office/studio.

- 6 Double Bedrooms
- Renovated Throughout
- Detached Studio / Office
- 2 Bath / Shower Rooms
- Council Tax Band 'C'
- Contemporary Kitchen & Living Space
- Large Living Room
- Utility Room
- Walled Gardens
- Freehold

Guide Price £425,000

Situation

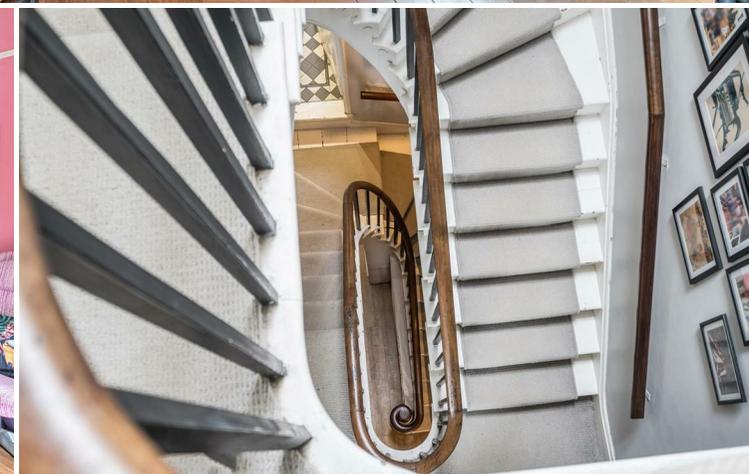
22 The Strand occupies an enviable position, situated in one of the most picturesque and historic locations in a quiet part of the historic, port and market town of Bideford, only a short walk from the quayside and Victoria Park. Located on the banks of the River Torridge, the town offers a comprehensive range of facilities and amenities within walking distance, including; independent/artisan shops, banks, pubs/restaurants/cafes, schooling (public and private), popular pannier market, 5 supermarkets and a retail complex. The River Torridge flows through the heart of the town, beside which is 'The Quay', with various vessels docking daily, including the 'MS Oldenburg' (tide dependent), the passenger ferry to Lundy Island. The 'Tarka Trail' affords superb long walks and cycle rides through beautiful scenery.

Local coastal villages include: Instow ((3 miles), with a glorious, sandy beach. Appledore (3 miles), a picturesque fishing village. Westward Ho! (2 miles) a small town with a 3-mile safe, sandy beach adjoining Northam Burrows Country Park.

The A39/North Devon Link Road (1 mile) provides brisk passage in/out of the area, to the regional centre of Barnstaple (11 miles) and M5 motorway Tiverton Parkway train station (London Paddington 1h 57m).

Description

22 The Strand is an impressive, large, period, home that has been comprehensively renovated/modernised, tastefully appointed and beautifully furnished throughout. The house offers exceptionally spacious and contemporary, family accommodation while retaining its beautiful, period features. In addition to the large reception/living spaces, there are 6 double bedrooms, that offer flexible accommodation and would suit a variety of uses. The house is complemented by a pretty front garden and a significant walled garden to the rear with the benefit of a detached, stone-built office/studio.



Accommodation

The front door opens into the ENTRANCE HALL with space for hanging coats and door to the large HALLWAY with staircase to the first floor and stairs lower ground floor and to the double aspect KITCHEN / BREAKFAST ROOM & DINING ROOM. This large (28'x14'), impressive and contemporary family living space is the heart of the home, fitted with a comprehensive range of stylish, dark-blue units and inset 5-ring gas range style cooker, large, central island and peninsula breakfast bar. The dining area effortlessly accommodates a large table, with feature, Victorian fireplace and seating area, around the large bay window, with views over the front garden. The UTILITY ROOM is fitted with light grey units/worktop over, space plumbing for white goods, wall-mounted boiler, cupboard with hot water cylinder, and door to the rear courtyard and walled gardens.

Stairs lead down to the LOWER GROUND FLOOR, with hallway, 2 walk-in cupboards and 2 large rooms. BEDROOM 2 is a large double room, with inset wardrobe/cupboard. BEDROOM 6 is a double bedroom, currently a utilised as a home-gym.

The beautifully-turned, period staircase leads to the galleried landing and the FIRST FLOOR, and the FAMILY BATHROOM with tiled floor, freestanding roll-top bath with rainfall shower, basin, WC & heated towel rail. The large LIVING ROOM with fireplace and 2 large windows, with glorious views across the town. BEDROOM 4 is a double room with door to living room and fully glazed door/window overlooking the back garden, perfect addition of a balcony (stp). The staircase leads to the SECOND FLOOR and galleried landing with Velux window and large linen cupboard, SHOWER ROOM with large shower, stylish basin with vanity unit beneath, WC and heated towel rail. There are a further 3 DOUBLE BEDROOMS with a door linking bedrooms 1 & 3, perfect for a dressing room or nursery, if desired.

Outside

The house is set back from The Strand behind a pretty, walled, front garden with planted borders, a small area of lawn and path to the front door. The walled, back garden, with courtyard and storage and steps leading up to the pretty, paved dining terrace with planted borders seating area and steps to the level lawn, currently Astroturf, allowing year-round use and minimal maintenance and planted with some specimen trees, including palms. At the foot of the garden is the STUDIO / OFFICE, that could be flexible in its application.

Services & Additional Information

All mains services are currently connected. Gas central heating via radiators.

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

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

The property has the benefit of a Grade II listing

Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

Directions

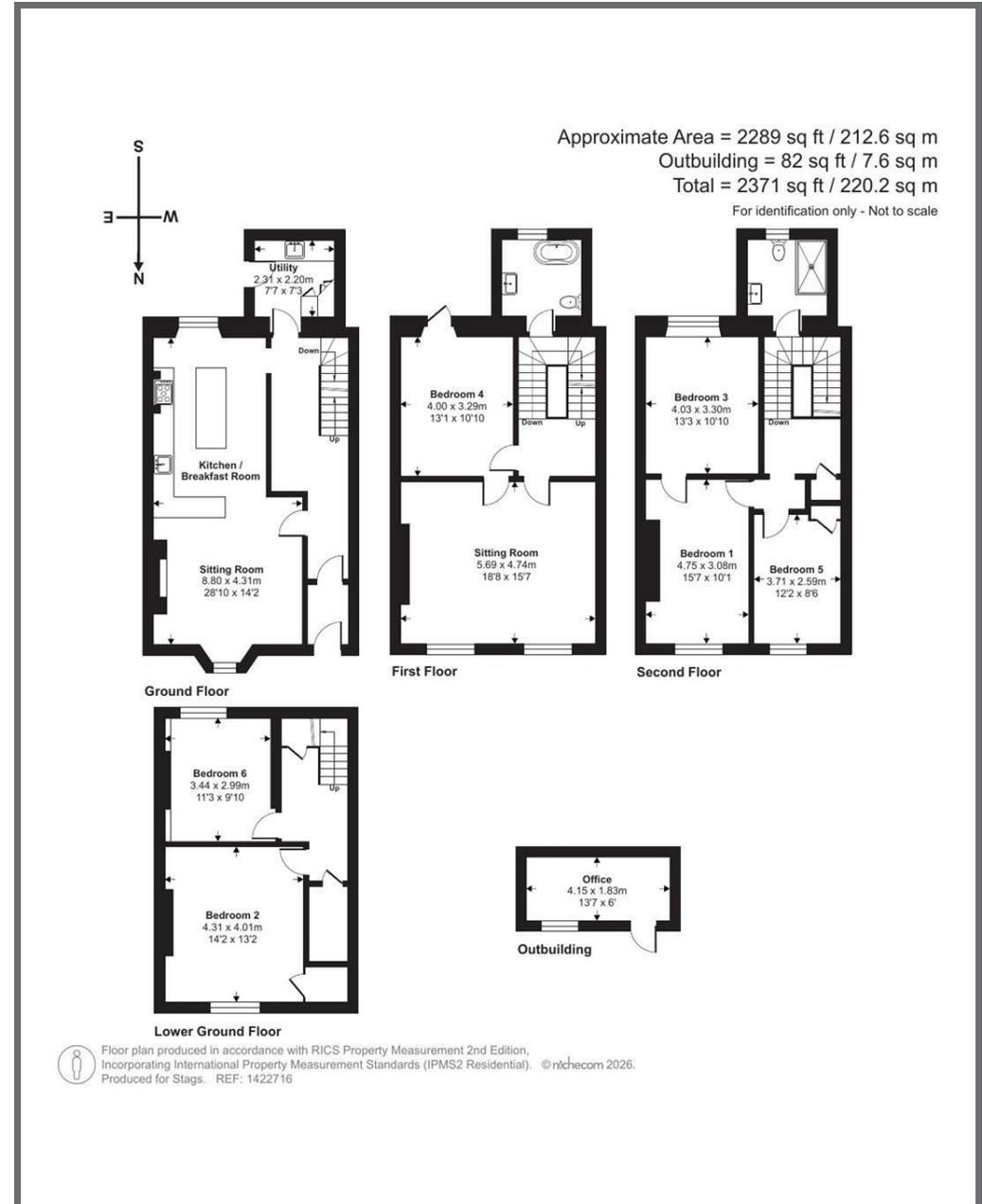
If approaching from Bideford Quay, follow 'The Quay' and continue to onto 'Kingsley Rd/A386'. Turn left onto 'Chingswell Street' and then turn right onto 'The Stand', and number 22 will be on your left.

What3words: ///glue.hears.suffer

Postcode: EX39 2ND (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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EX39 2HW

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	73	
(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	