



Hillcote



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First Raleigh, Bideford, Devon, EX39 3NJ

Bideford Town Centre 1 mile, Westward Ho! beach 2.2 miles,
Barnstaple 10 miles

Spacious Victorian residence situated in one of Bideford's most sought after areas enjoying fine south facing views over the Kenwith Valley & Nature reserve

- Victorian residence
- Double glazed sash windows
- Extensive parking and garage
- Freehold
- Great location
- Wonderful period features
- Delightful gardens
- Council tax band E

Guide Price £575,000

SITUATION

Located in a secluded, elevated position and approached by a private, quiet no-through residential road, Hillcote enjoys the best of both worlds being set in almost semi-rural surroundings with fine views over the Kenwith Valley Nature Reserve yet within a few minutes' drive of the port and market town of Bideford. Bideford is located on the banks of the River Torridge and provides a good selection of amenities including supermarkets, a range of shops, schooling for all ages, hospital and places of worship. Also close by is the quaint former fishing village of Appledore with its cobbled streets, fashionable galleries, cafes, eateries and popular quay.

Westward Ho! is a short drive away with sandy beach, Burrows Nature Park and North Devon golf course. The A39 Link Road is nearby and gives access to the regional centre of Barnstaple which is approximately 10 miles away offering the areas main business, commercial, entertainment and shopping venues.

DESCRIPTION

We are delighted to offer for sale this beautifully presented, spacious semi-detached Victorian property situated in one of Bideford's most sought after areas enjoying fine south-facing views over the Kenwith Valley & Nature reserve. This fantastic home offers well-proportioned accommodation and retains a number of period features such as a wonderful wide staircase, feature fireplaces, high ceilings, picture rails and decorative cornicing. Hillcote is set in attractive secluded gardens and grounds with a private sweeping drive, extensive parking and large garage/workshop. This really is a property that needs to be viewed to be fully appreciated.



ACCOMMODATION

Entrance door into the spacious conservatory with a tiled floor, double doors from outside and separate side door to veranda and garden, double doors leading into the wonderful entrance hall, setting the tone for the rest of the house with mosaic tiles and solid oak floor, period cornicing, hardwood staircase to first floor, 2 chandelier fittings and understairs storage cupboard. The stunning sitting room benefits from a large bay window looking onto the garden, feature marble Victorian fireplace with slate hearth and multi-fuel burning stove and solid oak flooring. The kitchen includes a range of fitted units with granite worktops, tiled flooring, integrated Bosch electric oven with gas hob, integrated dishwasher and refrigerator, window to the front with space for breakfast table. The kitchen leads into a rear lobby with WC, space for fridge/freezer, white goods and door into the garage.

The quality and character continues to the first floor where all of the elegant and well-appointed bedrooms have classic proportions with high ceilings and large sash windows all of which, bar one, are double glazed. The principle bedroom boasts a large bay window with wonderful views and original pine flooring, built-in storage and shower en-suite. There are two other double bedrooms, and one single which is currently being used as a home office/study. The family bathroom comprises tiled flooring, a white suite of rolled top bath with Victorian mixer taps, pedestal basin, WC and corner shower enclosure.

OUTSIDE

First Raleigh is a private 'no through' road and from this road is a sweeping driveway belonging to the property leading to ample parking to the front and access to a useful Timber Store Shed and garage/workshop with two sky lights and roller door.

The delightful gardens and grounds really do complement the house, with a great range of mature plants, shrubs, and trees, lawn area with borders, veranda with patio terrace which is completely sheltered from the elements and can be enjoyed all year round. There is an additional area of garden which is almost hidden, accessible via steps with a pathway to the rear, which offers stunning open views of Bideford and currently features a greenhouse and raised beds, but could have potential for a working from home 'pod', summer house, Scandi style lodge etc.

SERVICES

All mains connected. Gas central heating.

AGENT NOTE

Please be advised there is a small 'flying freehold' : Bedroom three sits above next door's ground floor accommodation.



