



15 The Strand



# 15 The Strand

Bideford, Devon, EX39 2ND

Located in Bideford Town, Instow/beach 3 miles, Barnstaple 10 miles

A beautifully restored, Grade II Listed Georgian townhouse in a picturesque and historic terrace.

- Grade II Listed Georgian townhouse
- Two versatile reception rooms with period features
- Character throughout: sash windows, fireplaces, exposed floorboards
- Useful outbuilding ideal for storage, studio, or workshop
- Freehold
- Three spacious double bedrooms
- Stylish kitchen/breakfast room with access to rear courtyard
- Private walled front garden and large enclosed rear courtyard
- Prime central location close to the River Torridge and town amenities
- Council tax band B

Guide Price £375,000

## SITUATION

Bideford offers a wide range of amenities including many independent shops, butchers, greengrocers, cafes, pubs & highly-regarded restaurants. In the prestigious Muddy Stiletto awards 2019 Bideford had more entries across the categories than any other town in Devon! There is a thriving & lively music scene, similarly artists & crafts people abound and North Devon local food producers are renowned in the SW. Bideford has schooling for all ages (public & private), a large selection of supermarkets & a retail outlet village. There is access to the Tarka Trail from Bideford, which affords superb walks and cycle rides, that extend beyond Torrington and Barnstaple and form part of the national cycle trail. The popular and friendly beach at Instow is around 3 miles away (also accessible via the Tarka Trail), with the renowned coastal town of Westward Ho! even closer with its three-mile long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course. Kenwith Valley Nature Reserve is just 0.5 miles from the property. The regional centre of Barnstaple is approximately 10 miles away. There are also good transport opportunities via the A361 Link Road which connects to the motorway network at Junction 27 of the M5 motorway or via the railway to Exeter



## DESCRIPTION

Offering three spacious double bedrooms and a wealth of character throughout, 15 The Strand is a beautifully restored Grade II Listed Georgian townhouse set along one of Bideford's most picturesque and historic terraces. This elegant home enjoys a prominent position just moments from the River Torridge and town centre amenities. Arranged over three floors and extending to over 1,490 sq ft, the property effortlessly combines period charm including high ceilings, tall sash windows, exposed floorboards, and fireplaces with stylish modern touches. A peaceful walled garden lies to the front, while a private rear courtyard offers a secluded outdoor escape.

## ACCOMMODATION

An entrance porch leads into a generously sized ground-floor Dining/Sitting room with sash windows and exposed wooden flooring. The spacious kitchen/breakfast room lies to the rear and is well-appointed with a range of base and wall units, integrated appliances, and ample dining space. French doors open directly onto the courtyard garden, seamlessly linking the interior with the outdoors.

A central staircase rises to the first floor, where a large, light-filled formal sitting room stretches across the front of the house, enjoying attractive views of The Strand. This room, which could also be used as a further bedroom, showcases classic Georgian proportions and elegant detailing. Also on this level is a stylish family bathroom.

The second floor comprises three well-proportioned double bedrooms, all retaining charming original features, along with a modern shower room conveniently positioned for family or guest use. From the upper windows, there are pleasing views across the surrounding rooftops and townscape.

## OUTSIDE

To the front of the property is a beautifully maintained walled garden, enclosed by mature planting that offers a sense of privacy and tranquillity. A paved path leads to the entrance, flanked by leafy borders and a seating area nestled under palm trees, a rare and peaceful setting for a home so close to the town centre.

To the rear is an enclosed courtyard offering plenty of space for alfresco dining or entertaining. A separate outbuilding (approx. 70 sq ft) provides excellent additional storage and could serve as a workshop, home studio, or utility area. On-street permit parking is available nearby.

## PROPERTY INFORMATION

All mains services.

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.

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## AGENT NOTE

The adjoining number 16 possesses a flying freehold over number 15 — number 16's shower room is positioned over the kitchen of number 15.



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.



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

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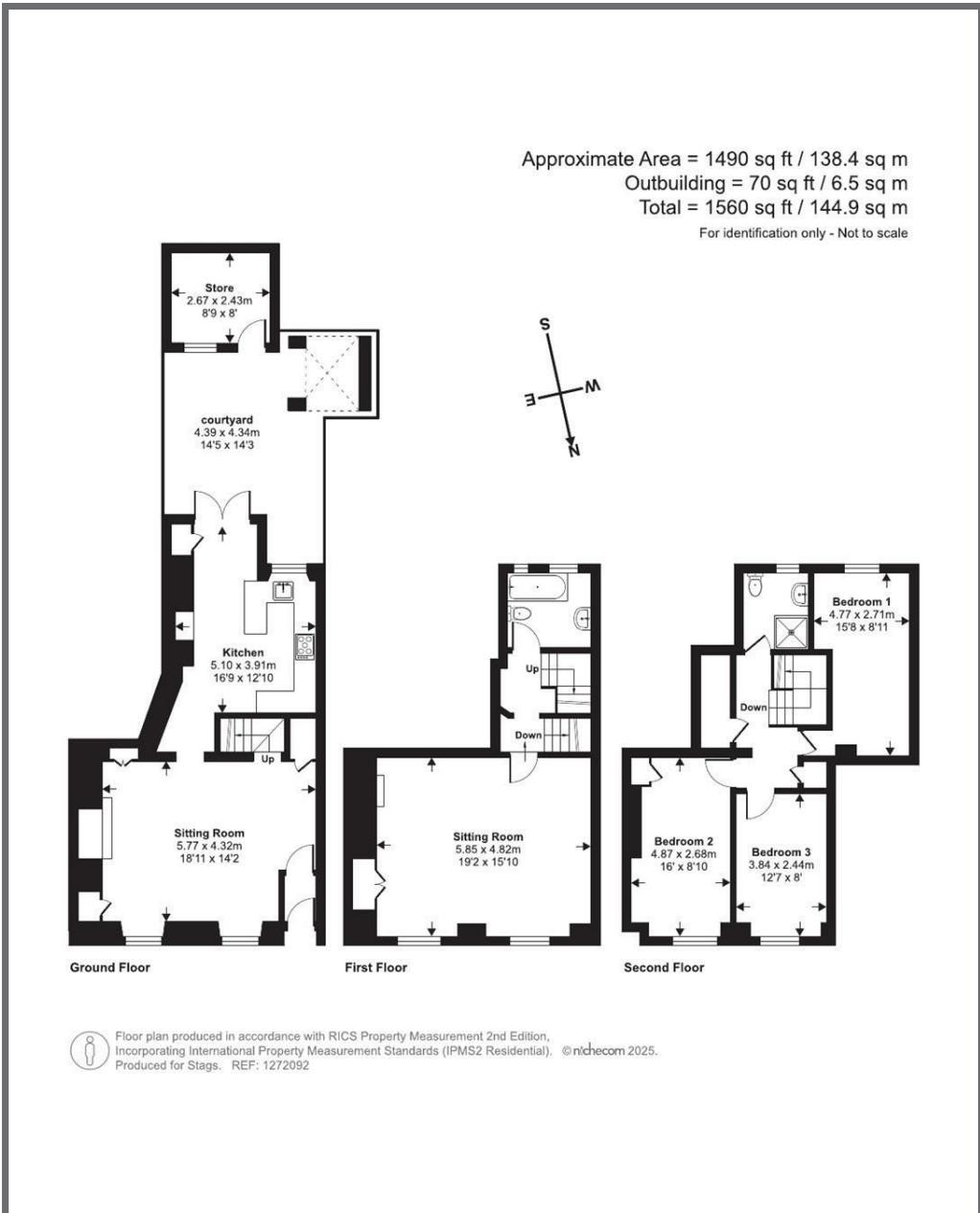
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Approximate Area = 1490 sq ft / 138.4 sq m

Outbuilding = 70 sq ft / 6.5 sq m

Total = 1560 sq ft / 144.9 sq m

For identification only - Not to scale



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