





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

An interesting Grade II listed townhouse with delightful river views and within walking distance of the town

- Grade II listed
- River views
- Period features
- Walking distance to town
- Ideal main accommodation or holiday home
- 3 Bedrooms
- Sitting room, kitchen/diner
- Courtyard garden
- Freehold
- Council Tax Band A

Guide Price £265,000

SITUATION

Bideford is an attractive market town and port situated on the banks of the river Torridge. In the 18th Century, Bideford was a bustling and industrious place rivalling some of the great ports of the country. The river would have been crowded with shipping, the quays thronged with merchants, sailors & dockers, buzzing with activity. The town has preserved much of its charm and atmosphere, built on a high slope that layers down to the riverbank. The property sits in a prominent elevated position within the conservation area, facing down the road towards the estuary. Bideford offers a wide range of amenities including many independent shops, butchers, greengrocers, cafe's, pubs & highly regarded restaurants. Within walking distance is the Pannier Market; a pretty covered market dating back 1880's with craft store and cafe. The town has a thriving and lively community with nearby music scenes, local artists & crafts people, activities and schooling for all ages (public & private) along with five supermarkets and retail outlet.

DESCRIPTION

16 Lower Meddon Street is an interesting and quirky Grade II listed townhouse with delightful river views, located within walking distance of the town centre. The property has been lovingly renovated by its current owners over the last few years and you can feel the individual yet tasteful finishes throughout that blend well with many of its original features. The property also benefits from a private courtyard with pleasant views. We envisage the property could equally suit as a main

accommodation, second home or successful holiday let/residential let.

ACCOMMODATION

Front door into the hallway with parquet tiled flooring continuing into the living room with a stained glass door, original feature fireplace, ceiling cornices and sash window to front. The kitchen/diner, accessed from the hall, offers a range of lower units with worktop over, inset sink, space for fridge/freezer and oven along with lovely engineered walnut flooring and exposed stone wall.

Stairs lead to first floor comprising shower room with WC and Bedroom 1, with original floorboards, fireplace with slate hearth and sash window enjoying river views.

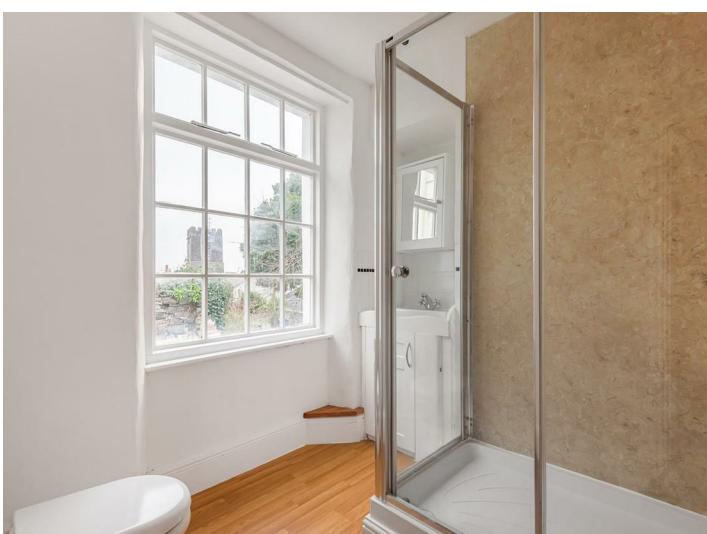
The second floor can be accessed via the original staircase with a decorated arched stained glass window that leads to a further 2 bedrooms, both of which have original floorboards and views to the river.

OUTSIDE

To the rear of the property is a courtyard area with space for seating and a storage shed enjoying river view glimpses and views across the town to Chudleigh Fort, the Roundhead encampment.

PARKING

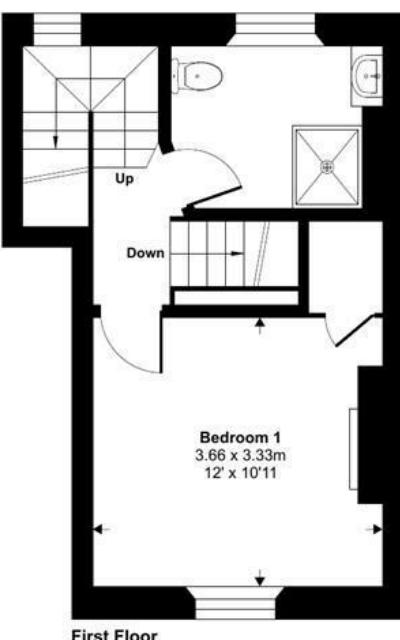
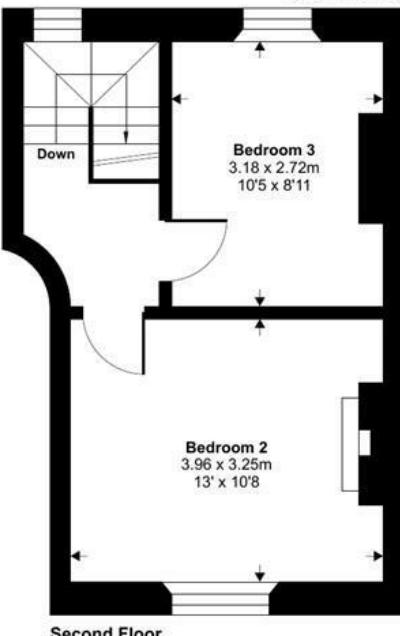
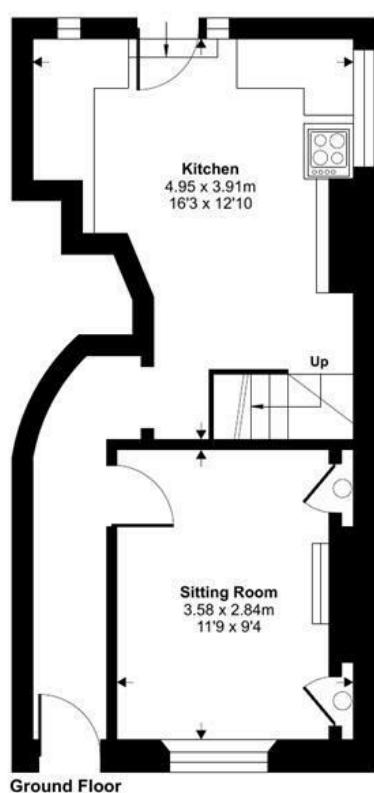
Please note there is no parking with the property but Honestone Street Car Park within a 2 minute walk from the property offers short stay parking, long stay and permit parking, subject to availability through Torridge District Council at around £320 per annum.





Approximate Area = 911 sq ft / 85 sq m

For identification only - Not to scale

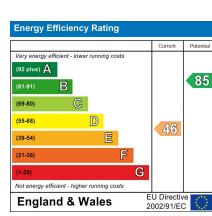


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicher.com 2022.
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These particulars are a guide only and should not be relied upon for any purpose.

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