



Grange Lodge





# Grange Lodge

Grange Road, Bideford, Devon, EX39 4AS

Bideford 0.5 Miles, Barnstaple 9 miles, Instow/Beach 2.7 Miles

A unique architect designed 4-bedroom property enjoying elevated views of the river and town

- Unique design
- Views to town and estuary
- Council tax band E
- Part underfloor heating
- Freehold
- 4 bedrooms (2 en-suites)
- Off road parking, Private enclosed garden
- Suitable main home/2nd home/holiday let
- No onward chain
- Council Tax Band E

Guide Price £595,000

## SITUATION

The property is almost hidden, yet is located within easy walking distance of Bideford town centre, which sits on the banks of the River Torridge and offers a wide range of amenities including various shops, butchers, pubs, restaurants, cafes, places of worship, schooling for all ages (public and private) and four supermarkets. There is also easy access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple. The renowned coastal town of Westward Ho! offers a good range of amenities and boasts a three mile long safe and sandy beach which joins Northam Burrows Country Park and the Royal North Devon Golf Course which is reputed to be the oldest links course in England. Westward Ho! has the nearest access to the South West Coast Path which affords excellent walks and stunning vistas of the rugged North Devon coastline. The regional centre of Barnstaple is approximately nine miles away offering the area's main train station, business, shopping and commercial venues. There are also good transport opportunities via train or the A361 Link Road connecting to the motorway at Junction 27 (of the M5).

## DESCRIPTION

Grange lodge is a unique architect designed 4-bedroom property enjoying elevated views of the river and town. We understand that the property was built around 2008 and has been used as a main home but alternatively it would make an excellent second home or successful holiday let. The accommodation is light, spacious and flows effortlessly. Externally the property benefits from driveway parking for 5 vehicles, car port and a sunny, enclosed garden which has been designed with ease of maintenance in mind.





## ACCOMMODATION

To the front the property is an attractive oak framed open porch leading to the front door with access into the entrance hall which benefits from underfloor heating throughout under limestone flooring. The Living room is a great space with a fitted wood burner and benefits from natural light which floods in from the oak framed French doors leading directly out to the front of the property. Bedroom 2 is a large double room with built in wardrobes, French doors with access to the sunny garden and an en-suite which comprises of an WC, sink and side panel bath with shower above. The Kitchen/diner is a great 'hub' of the home with modern wall and base units with granite worktop, inset sink with drainer (river views from here) integrated Hotpoint gas oven with extractor hood, dishwasher and wine cooler. There is space for a 6-seater dining table and French doors lead you out to the garden which is perfect for outdoor dining. There is also the added benefit of the utility room which includes unit and worktop space, inset sink with drainer and space for white goods.

An oak staircase leads to the first floor with a light and airy galleried landing leading to the 3 vaulted ceiling bedrooms which all have fitted wardrobes. Bedroom 1 and 3 are of good size and are both naturally light because of the 4 panel skylights which also boasts some lovely river and town views. Bedroom 1 also benefits en-suite which comprises of WC, sink and corner shower enclosure. The family bathroom is also on this floor and is fitted with tiled flooring, sink with vanity unit, WC and side panel bath.

## OUTSIDE

The property is accessed via electronic gates which leads to parking for up to 5 vehicles including an oak framed car port with storage above underneath a slate roof. The rear garden can be accessed from either side of the property and is a private, enclosed garden which has been designed with ease of maintenance in mind including a terrace area for seating and a decking space which is the perfect spot of a hot tub if desired. All surrounded by some tasteful, established plants and shrubs.

## SERVICES

Mains electric, water and drainage. Gas central heating. Solar panels fitted

## DIRECTIONS

From Bideford Quay with the River Torridge on your left, turn left over the Old Bideford Bridge. At the next mini roundabout, continue straight over proceeding up the hill taking the first left hand turning into Grange Road and shortly after on your left is a 'no through road' where the property can be found on the right hand side.

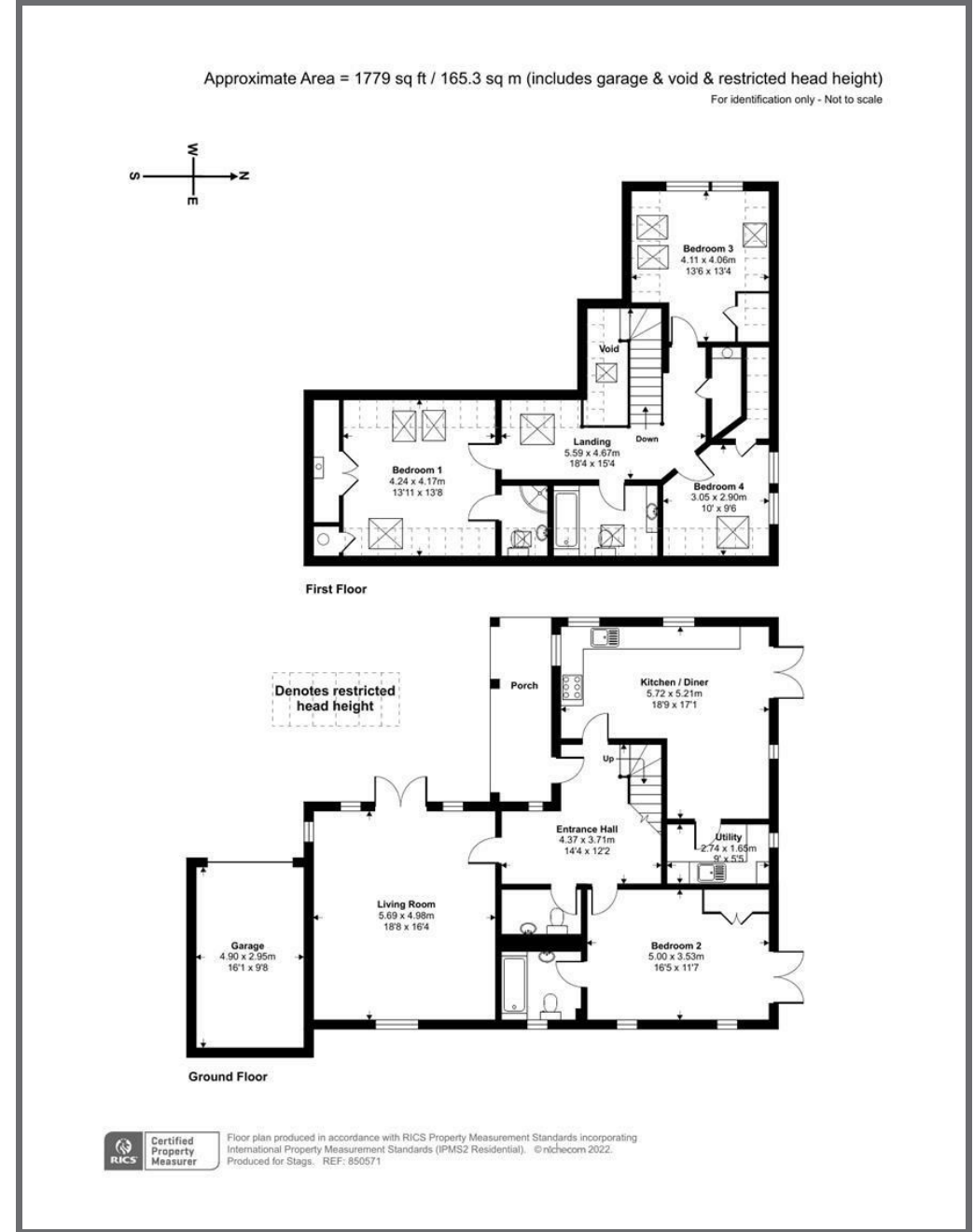
## SPECIAL NOTE

The majority of the contents are available by separate negotiation if required.





These particulars are a guide only and should not be relied upon for any purpose.



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**Energy Efficiency Rating**

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	80

England & Wales EU Directive 2002/91/EC



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