

# Torwood House

Orchard Hill, Bideford, EX39 2QY

Offers In Excess Of

£600,000



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# An Impressive Detached Residence Within An Exclusive Location

Torwood House Orchard Hill, Bideford, Devon, EX39 2QY



ONE OF BIDEFORDS MOST PRESTIGIOUS LOCATIONS - this impressive detached residence occupies an enviable plot, just a short walk from Bideford Quay and the nearby coast path. THIS PROPERTY IS A MUST VIEW!

Offering tremendous flexibility along with glimpses of the river Torridge, the property also enjoys a generous South-facing rear garden, ample off-road parking and a large garage to the rear.

Offering a good degree of privacy and perfectly placed close to nearby schools, parks and facilities along with the idyllic North Devon coast, this is the ideal family home with the ability to work remotely or a fantastic dual occupancy opportunity.

The historic port town of Bideford offers residents a wide range of facilities including a number of locally owned and operated shops and stores, a post office, a number of banks, a medical centre, cafes, restaurants and public houses, primary and secondary schooling along with other leisure pursuits.

The coast is close to hand with the quaint fishing village of Appledore and glorious sandy beach at Westward Ho! within a short drive and connected by a regular bus service. The ever-popular coastal village of Instow is also a short distance away, and connected by the Tarka Trail, and is renowned for its estuary beach, popular with families and dog walkers alike, along with a popular delicatessen, award-winning restaurants, Yacht Club and a pedestrian ferry to Appledore in the summer months. Further tourist locations of Croyde, Woolacombe, Ilfracombe, Hartland and Bude are all within an easy drive.

The property is close to the A39 and offers good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter in the South and a convenient route to the M5 motorway via the North Devon Link Road.

# DETAILS

The property occupies a private position on Orchard Hill being sat behind an attractive old stone wall. The gardens then wrap around the property and extends to the rear.

The front door opens to an inviting entrance hall, welcoming you in the home. The ground floor accommodation briefly comprises a well-fitted kitchen opening to the dining area along with a separate sitting room with an attractive fireplace and a conservatory/garden room to the rear. In addition, there is a spacious home office which could alternatively make for a ground floor guest bedroom for a dependant relative, with a ground floor bathroom adjacent, a separate study and a utility room.

The first floor landing opens to a spacious master bedroom which enjoys views over the garden with glimpses of the river and a 4 piece ensuite. There are 3 further double bedrooms, a separate shower room and cloakroom.

Outside, the property is set within a generous plot with gardens wrapping around the home and extending to the rear. The rear garden is laid to lawn, being a blank canvas for the keen gardener, and enjoys a sunny South-facing aspect, gently sloping to the double garage and private driveway.

The driveway at the rear provides ample off-road parking for a number of vehicles and is accessed from Adrian Close.



## Entrance Hall

This inviting space welcomes you into the home.

## Inner Hall

With a useful storage cupboard and stairs to the first floor.

## Kitchen/Breakfast Room 4.03m x 3.47m (13'2" x 11'4")

Well-fitted with a range of work surfaces comprising a 1 1/2 bowl sink and drainer unit with drawers and cupboard below and matching wall-units over, built-in double oven and "6 ring" hob with extractor hood over, space for large fridge with larder cupboard to one side, built-in dishwasher, breakfast bar, a dual aspect to the front and side and opening to the dining area.

## Dining Area 4.32m x 3.08m (14'2" x 10'1")

A spacious second reception enjoying a dual aspect and overlooking the rear garden.

## Sitting Room 5.53m x 3.94m (18'1" x 12'11")

A comfortable sitting room with an attractive fireplace with brick surround housing a gas coal effect fire and dual aspect overlooking the garden.

## Garden Room/Conservatory 3.68m x 3.62m (12'0" x 11'10")

An additional reception area, being the perfect place to curl up and read a book, enjoying a panoramic view over the garden and glimpses to the river.



### Home Office 4.47m max x 3.84m (14'7" max x 12'7")

This versatile room, found at the front of the home, is currently being used as a spacious home office and is the perfect space for those working remotely. Alternatively, this room can be utilised as a ground floor bedroom for guests or a dependant relative as dual occupancy with the ground floor bathroom adjacent.

### Ground Floor Bathroom

Fitted with a white suite comprising a corner bath with shower attachment over, low-level W.C and wash basin.

### Study 3.94m x 2.41m (12'11" x 7'10")

Accessed from the inner hall and double doors from the lounge, this additional room makes for a convenient study/craft room or could be incorporated into the lounge if desired.

### Utility Room

Fitted with a range of work surfaces comprising a stainless steel sink and drainer with drawers and cupboards below, space for additional fridge/freezer, space and plumbing for a washing machine and tumble dryer above.

### First Floor

Landing with useful airing cupboard.

### Master Bedroom 4.45m max x 4.43m max (14'7" max x 14'6" max)

A spacious double bedroom with built-in wardrobes, enjoying a dual aspect and overlooking the garden with glimpses of the river.

### Ensuite

Fitted with a white suite comprising a corner jacuzzi bath with shower attachment over, separate shower, low-level W.C and wash basin.

### Bedroom Two 4.03m x 2.88m (13'2" x 9'5")

A good sized double bedroom found at the front of the home.

### Bedroom Three 3.40m x 3.10m (11'1" x 10'2")

A further good sized double bedroom found at the rear of the home.

### Bedroom Four 3.17m x 3.08m (10'4" x 10'1")

A smaller double bedroom, currently arranged as a single, found at the rear of the home.

### Shower Room

Fitted with a white suite comprising a large shower, low-level W.C, wash basin and chrome heated towel rail.

### Cloakroom

Fitted with a white suite comprising a low-level W.C and wash hand basin.

### Outside

The property is well hidden on Orchard Hill, set on a generous plot behind an attractive stone wall. A pedestrian gate opens on the front garden which is immediately level and laid to lawn with a path to the front door. A small picket fence divides the rear garden which gently slopes away from the house. The rear garden is laid to lawn and enjoys a sunny South-facing aspect and open views along with a mature trees. At the bottom of the garden is the large double garage and ample off-road parking for a number of vehicles, which is accessed from Adrian Close.

### Garage 6.10m x 6.87m (20'0" x 22'6")

A large double garage with electric roller door, light and power connected.

### Agents Note

A number of trees within the garden are subject to TPO's.

### Viewings

Viewings strictly by appointment through Phillips, Smith & Dunn.



SERVICES - All mains connected. Gas-fired central heating.  
EPC - C  
TENURE - Freehold  
COUNCIL TAX - Band F  
LOCAL AUTHORITY - Torridge District Council



## DIRECTIONS

From Bideford Quay, head North towards Northam and Westward Ho!. Continue on Kingsley Road, passing Morrisons supermarket, continuing out of town. Take the right hand turn into Orchard Hill, immediately before the speed camera on the right hand side. Continue approximately 1/4 mile to the brow of the hill where the property will be found on the left hand side. On road parking is available or off-road parking can be found off Adrian Close to the rear.

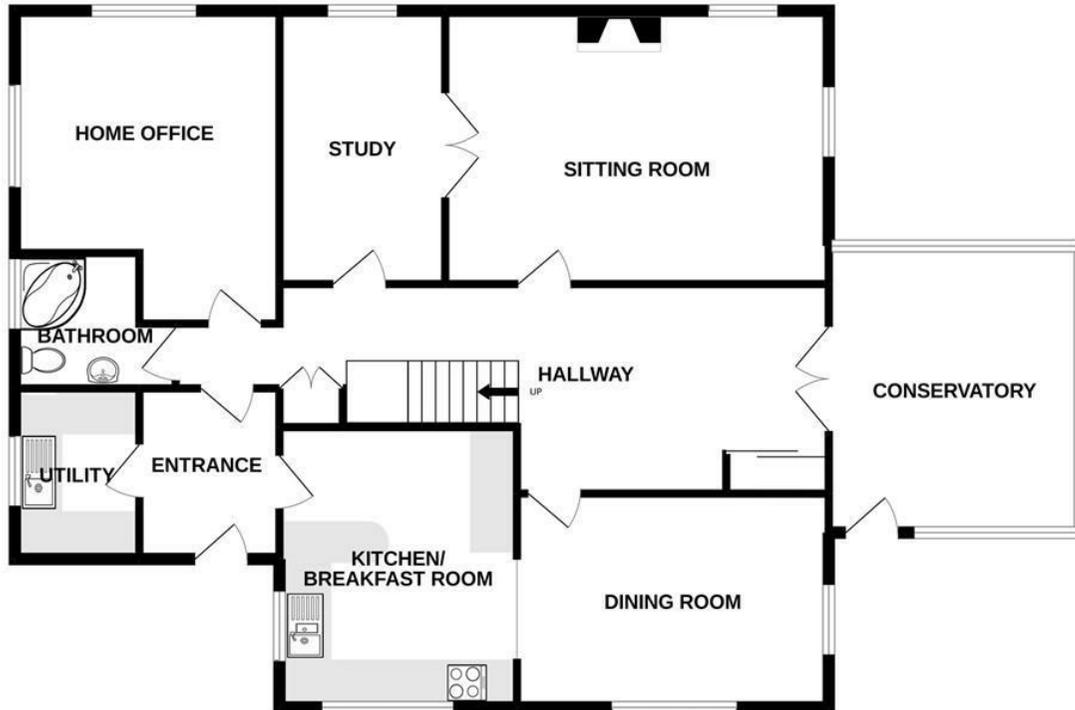


## VIEWING

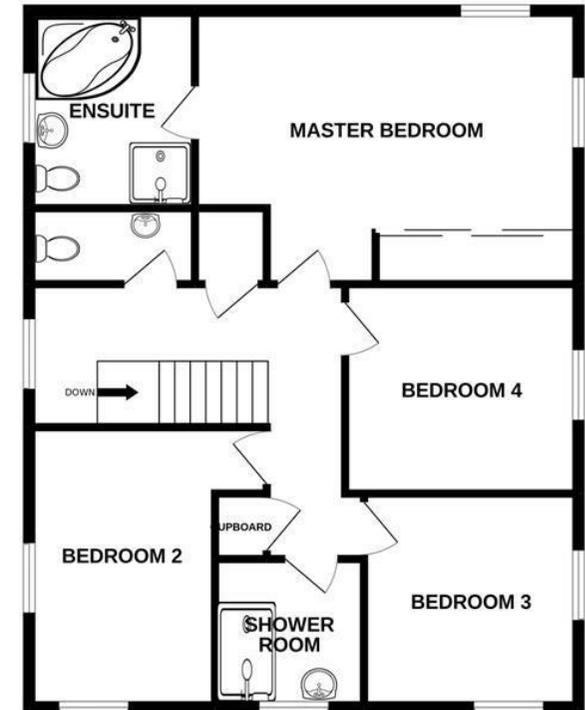
By appointment through  
Phillips Smith & Dunn,  
Bideford Office  
01237 879797



GROUND FLOOR  
1347 sq.ft. (125.2 sq.m.) approx.



1ST FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



ORCHARD HILL, BIDEFORD

TOTAL FLOOR AREA : 2211 sq.ft. (205.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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