



1 Glenburnie House
Bideford, Devon EX39 2LA

Price Guide: £550,000

HARDING & CO
ESTATE AGENTS & VALUERS

The main part of an imposing Grade II Listed 19th century Stucco Villa with some exquisite architectural details combined with contemporary decoration and modern facilities. An exceptional property that offers extremely spacious and superbly-presented 3-bedroom accommodation with some of the finest retained period features that will be seen anywhere in Bideford. There is a beautiful garden, garage and parking.

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.



The Particulars

1 Glenburnie House has been the subject of a comprehensive refurbishment and now provides one of the finest Georgian properties that we have ever seen in Bideford. The care and attention to detail that has gone into the house makes it a truly remarkable property.

Ground Floor

Entrance Porch

Drawing Room

24'11 x 15'5 (7.5m x 4.6m)

Kitchen/Breakfast Room

22'6 x 12'3 (6.8m x 4.0m)

Bedroom 3

14'3 x 9'3 (4.3m x 2.8m)

Cloak/Shower room

First Floor

Bedroom 1

15'5 x 15'3 (4.7m x 4.6m)

Bedroom 2

15'6 x 14'7 (4.7m x 4.4m)

Bathroom

15'3 in length (4.6m)

Garden

The garden is a beautiful south-facing space of tiered lawns and a lovely patio that sits outside the Drawing room. There a number of trees and flowers which help to create a wonderful outdoor area to enjoy. There is gated access.

Garage in a block of three.

Services: All mains services connected including gas central heating.

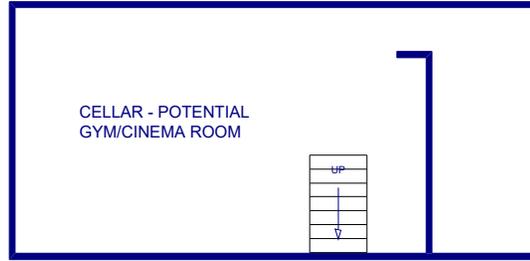
Energy Performance Certificate: TBC

Council Tax Band: C

Directions

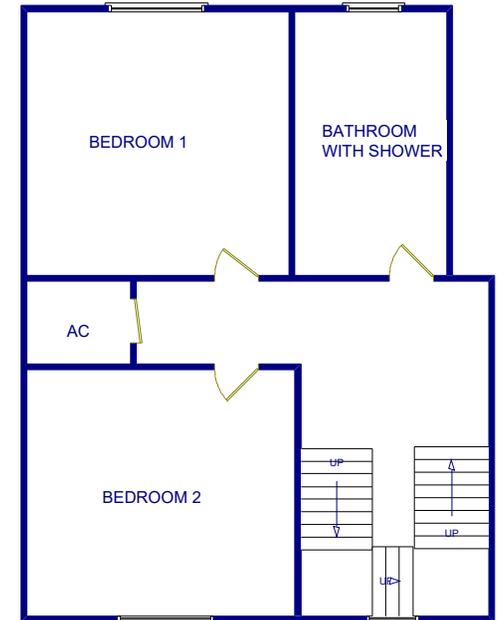
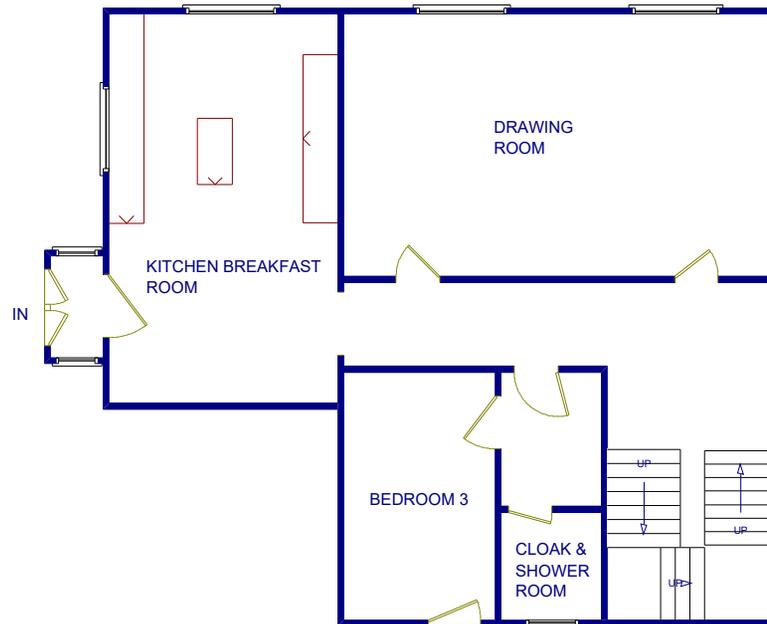
From Bideford Quay proceed along Kingsley Road (A386) out of Bideford passing Morrisons on the right hand side. Turn right into Chanters Road and immediately left into Glenburnie Road where a pillared entrance greets you and leads to the communal parking area.





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NOT TO SCALE



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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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