

82, Meddon Street

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Bideford, EX39 2EW

Short walk to Town Centre & Quay, Instow & beach 3 miles, Barnstaple 10 miles

A historic 3-bed property with period features, large gardens and studio close to the town centre

- 3 Bedrooms
- Impressive Large Walled Gardens
- Living Room
- Dining Room
- Kitchen
- 2 Bath / Shower Rooms
- Period Features
- Studio / Office
- Freehold
- Council Tax Band 'A'

Guide Price £205,000







Situation

82 Meddon Street is conveniently situated just to the west of the centre of the historic, port and market town of Bideford. Located on the banks of the River Torridge, the town offers a comprehensive range of facilities and amenities within walking distance including; independent/artisan shops, banks, pubs/restaurants/cafes, schooling (public and private) and the popular panier market. There are 5 supermarkets and a retail complex with a range of popular brands. The River Torridge flows through the heart of the town, beside which is 'The Quay', with various vessels docking daily, including the 'MS Oldenburg' passenger ferry to Lundy Island. The 'Tarka Trail' affords superb long walks and cycle rides.
Local coastal villages include: Instow (3 miles), with a glorious, sandy beach. Appledore (3 miles), a picturesque fishing village. Westward Ho! (2 miles) a small town with a 3-mile safe, sandy beach adjoining Northam Burrows Country Park.
The A39/North Devon Link Road (1 mile) provides brisk passage in/out of the area, to the regional centre of Barnstaple (11 miles) and M5 motorway Tiverton Parkway train station (London Paddington 1h 57m).

Description

Proudly occupying an elevated position and set back from the road, 82 Meddon Street is one of 7 former alms-houses, it is understood the foundation stone laid in June 1857. Of attractive composition, the property reflects the influence of early Domestic Revival Architects, constructed of coursed stone walls, with painted/dressed stone quoins, beneath a crested slate roof, with 'fish scale' tiles over the ground floor bay and canopy. The property offers well proportioned, family accommodation, with two reception rooms, 3 bedrooms and 2 bath/shower rooms, complemented by character features. There is an extensive walled garden to the rear. The property benefits from a Grade II listing.

Accommodation

The front door opens into the SITTING ROOM with impressive, original flagstone floor, large bay window with seating beneath, an exposed stone fireplace is the focal point with fitted shelving either side. A glazed door leads to the DINING ROOM, with staircase up / cupboard beneath, CLOAKROOM with basin & WC.

The sitting room is a welcoming reception space featuring a front aspect bay window, exposed stone detailing, and ample room for family seating. The dining room provides a versatile second reception room, ideal for family meals or use as a snug, with direct access to the kitchen. The kitchen itself is fitted with units, work surfaces, and space for appliances, with a rear aspect window bringing in natural light. The KITCHEN is fitted with a range of white units with contrasting worktop over and tilled splashbacks, inset gas hob, double oven/grill, ceramic sink/drainer and space/plumbing for white goods and door leading to the back garden. Completing the ground floor is the BATHROOM, well-positioned and equipped with a bath/shower over and basin.

The staircase opens to a galleried landing and shower room. BEDROOM 1 is a double room. BEDROOM 2 is a further double room. Bedroom 3 is a well-proportioned single room. The SHOWER ROOM has a modern suite, comprising; Shower, basin atop vanity unit & WC.

Outside

The property is elevated from the road beyond behind a stone wall with steps leading to the pretty, front garden, predominately laid to lawn with mature, planted borders and a variety of established flowering plants, bushes and trees. A gate offering independent access to the back garden, sits within a large stone wall to the right of the house. The impressively large, walled back garden enjoys a southerly aspect and is currently a work in progress, offering a future owner a 'blank canvas'. A path leads from the gate at the front through the gardens, with a sheltered patio/terrace to the side, into the former 'kitchen garden', with greenhouse and mature trees, through a trestle fence to the main lawn, with stone wall and tall hedge boundary. Beside and detached from the house is a STUDIO/OFFICE with panoramic window and power/light connected.

Services & Additional Information

All mains services are currently connected. gas Central heatig via radiators / Boiler installed 2025.
Broadband: 'Standard' 'Superfast' 'Ultrafast' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodaphone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030.

Directions

What3words///woods.fled.long
Postcode: EX39 2EW (Not to be relied upon).
If approaching from Clovelly Rd / Old Town Rd (West), No.82 will be found on the left after approx.160 yards with Stags 'For Sale' board clearly displayed. If approaching from the Quay / Torridge Hill (East) the property will be found on the right, after approx. 265 yards.



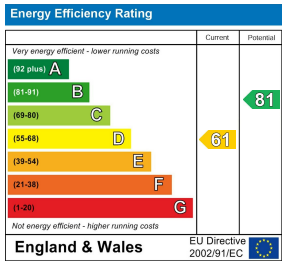




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