



Muskoka

First Raleigh | Bideford | EX39 3NJ

JAMES FLETCHER

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Muskoka

Commanding far-reaching views over the Kenwith Valley Nature Reserve, this individual 4 bedroom detached home boasts well-planned, split-level accommodation within one of Bideford's most exclusive residential locations. Offering tremendous flexibility, the property enjoys bright, open-plan living accommodation along with a sunny, South-facing rear garden with raised terraces taking full advantage of the sun throughout the day. With the nature reserve all but on your doorstep, and just a short stroll from Bideford Quay, nearby parks and riverside walks, this impressive residence makes for the perfect family home or property to relocate within this much sought-after position.

Tucked away on a tree-lined private road within one of Bideford's most exclusive locations, the property is well-positioned within walking distance of Bideford Quay. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty. Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE
REF: JF0919**



STEP INSIDE

Commanding views over the Kenwith Valley Nature Reserve and enjoying a South-facing aspect at the rear, this impressive residence is flooded with natural light throughout and opens to an inviting hallway, welcoming you into the home. This then flows through to the sitting room, enjoying a dual aspect and an attractive fireplace housing a woodburning stove, double doors at the front and a door to the rear opening to the balcony, commanding fine open views. The sitting room is open to the kitchen/diner, which also boasts a dual aspect and is well-fitted with a range of work surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall units over, built-in oven and hob, space for a fridge/freezer, space and plumbing for a washing machine and tumble dryer, ample dining space and door to outside. In addition, this floor also offers 2 double bedrooms, both with built-in wardrobes and enjoying open views to the rear, and the family bathroom. The bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C, wash basin and radiator towel rail.

Stairs to the lower ground floor open to 2 further double bedrooms, both with built-in wardrobes and one with an ensuite shower, along with the adaptable play/garden room which enjoys an open view and double doors to outside. The ensuite is fitted with a shower, lower level W.C and wash basin.

In all, the property offers tremendous flexibility and further scope, making it perfect for a growing family or those wishing to relocate within this much sought-after residential location.

OUTSIDE

Located on this much sought-after tree-lined private road within walking distance from Bideford Quay, the property is approached by a shared pedestrian path providing level access, along with direct access via steps from First Raleigh. At the front is a sloped lawned garden with a useful log store along with side access to the rear. The rear garden immediately offers raised decking, enjoying a sunny South-facing aspect with fine open views over the Kenwith Valley Nature Reserve, and steps down to a sloping lawned garden with space for a garden shed. In addition, there is a raised balcony with glass & chrome balustrading off the sitting room taking full advantage of the rear aspect. There is unrestricted on road parking available at the front of the home.

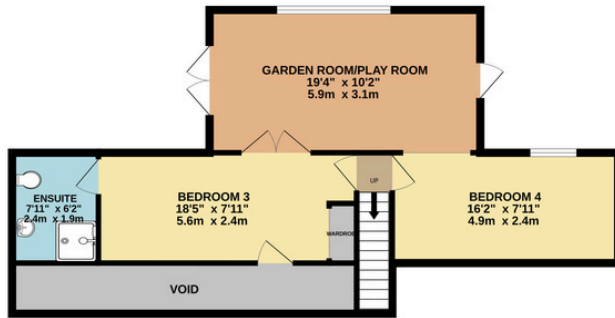
VIEWINGS

By appointment only with the sole selling agent.

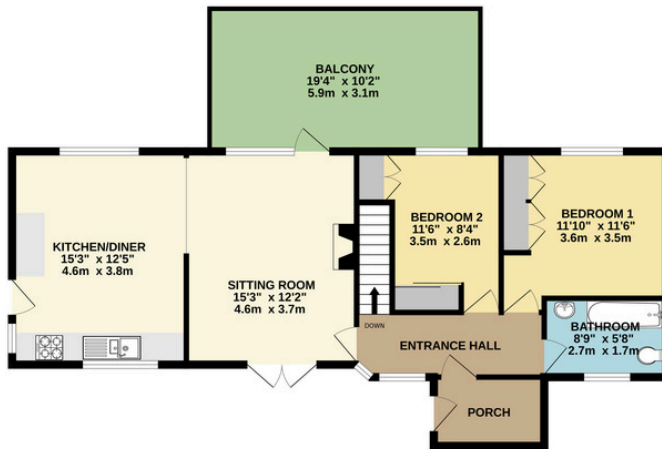




LOWER GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



MUSKOKA, FIRST RALEIGH

TOTAL FLOOR AREA: 1402 sq.ft. (130.2 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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- **Services:** All mains connected. Gas-fired central heating.
- **EPC:** C
- **Tenure:** Freehold
- **Council Tax:** Band D
- **Local Authority:** Torrridge District Council
- **Sellers Position:** No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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