



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



A very unique Grade II listed 4 bedroom riverside house offering a vast array of space and enjoying superb river views together with a very large workshop space underneath the property which provides off road parking. The property must be seen to appreciate the space.



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1-3 Hampton Terrace, New Road, Bideford,
 Devon, EX39 2HR | Guide Price £350,000

1-3 Hampton Terrace is a very unique house with lots of History throughout. The property is thought to have been built in the late 1700`s and would have been three fisherman`s cottages with access straight onto the river. It then became a part of the former Tanton's Hotel which used to have the walkway between the two buildings. Some of these features can still be seen today.

Over the last 7 years, the property has been renovated throughout by the current owners and is now a spacious 4 bedroom property with riverside views. On the ground floor, there are 2 lobbies and plenty of character features throughout with sash windows and ornate fireplaces. To the front of the property are 2 reception rooms together with a large modern kitchen/diner which has a very useful utility room as well.

To the first floor are 4 bedrooms, The two bedrooms at the rear of the property have the advantage of an en-suite shower room whilst the two bedrooms at the front enjoy lovely river views and are served by a family bathroom. One thing you are not short on here is storage with bedroom 2 and 4 having built in wardrobes and a large storage cupboard off of the family bathroom.

There are further stairs that lead to the roof terrace which is a beautiful sun trap.

Going into the basement, there are several area of storage. The main storage area is a vast space under the property which measures 34`3 x 28`8 and has 2 garage doors in from New Road. There is a further area beyond this with another set of Garage Doors.

Directions: The easiest approach would be by foot. From our office, walk along the quay with the river on your left. As you reach the mini roundabout at the old bridge, turn right past the town hall then immediately turn left. Bear left past the Church. At the end of this pathway, cross the road and the entrance for the property will be found on your left via a wooden archway door.

Entrance 18'2" (5.54m) x 7'6" (2.29m) Max: Wooden flooring with staircase leading to the basement. Door leading to woodstore

Woodstore 12'0" (3.66m) x 10'6" (3.2m): Useful storage room that is currently used as a woodstore.

Entrance Lobby 16'5" (5m) x 7'7" (2.31m) : Wooden flooring continued, dual sliding doors with ornate fireplace.

Corridor : Leading to all principle rooms together with a door leading to the balcony.

Living Room 18'3" (5.56m) x 14'0" (4.27m): A good sized family room with alcove together with a door leading to the balcony.

Reception Room 14'1" (4.29m) x 11'0" (3.35m): A versatile room that is currently being used as an office but could be used as a second living room, play room or dining room. This room features a large picture window overlooking the river together with an electric effect woodburner. Door with access to a good sized cupboard (6`4 x 5`6)

Utility Room 11'4" (3.45m) x 8'10" (2.69m) : A handy utility room with a circular sink together with plumbing for a washing machine and tumble drier. Access to

WC 9'6" (2.9m) x 4'6" (1.37m) : Low level WC with wash basin together with further storage room.

Kitchen Area 18'2" (5.54m) x 14'6" (4.42m) : The kitchen offers ample space for cooking with a large central island which provides seating as a breakfast bar. On the central island is the electric hob. The rest of the room has matching grey cupboards at base and eye level with an integrated fridge/freezer together with an eye level double oven, microwave and Miele coffee machine. There is a pedestrian door that leads to the front of the property whilst the rest of the room opens into

Dining Area 18'2" (5.54m) x 11'1" (3.38m) : Overlooking the river and with direct access onto the balcony, there is plenty of room for a dining room table with a big feature of this room being the woodburner.

Stairs to First Floor :

Living Space 17'5" (5.31m) x 11'2" (3.4m): From the top of the stairs, you enter into a spacious living space with a feature log burner and two windows enjoying lovely views across the river.

Bedroom 1 18'1" (5.51m) x 14'2" (4.32m) : Located at the front of the property and overlooking the river, a spacious room with a feature nook providing an ideal space for a sofa or can be used as a dressing/vanity area.

Family Bathroom 11'10" (3.61m) x 8'4" (2.54m) : This bathroom is adjacent to Bedroom 1 and offers plenty of space with a large double shower enclosure, low level wash basin together with a `His & Hers` vanity sink unit. There is a further door leading to:

Walk In Wardrobe 9'5" (2.87m) x 7'8" (2.34m): Currently used as a walk in wardrobe but could be used for other uses. Cupboard housing the Hot Water Cylinder.

Bedroom 2 14'8" (4.47m) x 11'6" (3.51m): Located at the rear of the property, this room is a large double which offers a built in wardrobe together with an:

En-suite 6'9" (2.06m) x 5'5" (1.65m) :Comprising of a low level WC, wash basin and corner shower.

Bedroom 3 13'5" (4.09m) x 12'7" (3.84m) : Located at the rear of the property offering plenty of space together with:

En-Suite 10'10" (3.3m) x 3'9" (1.14m) : Comprising of a low level WC, Vanity Wash basin together with large shower enclosure.

Bedroom 4 : A Feature room located at the front of the property enjoying spectacular river views. This room offers plenty of space with a feature nook to the front with a further window enjoying the views. There is also another large cupboard (7`10 x 5`8)

Stairs : Stairs rising to the Sun Terrace

Sun Terrace 11'0" (3.35m) x 17'5" (5.31m):A complete sun trap, this terrace enjoys the sunshine and offers complete privacy.

Basement : There is a basement which runs under the whole property but is split into different sections. From the stairs in the entrance hall, you descend into:

Basement Space 1 16'10" (5.13m) x 11'11" (3.63m): A good space offering plenty of storage and also has a sink and worktops. This space has a walkway which leads to:

Workshop Space 34'3" (10.44m) x 28'8" (8.74m): A large extensive workshop area with 2 garage doors that lead out onto New Road. There is ample space for parking and storage. This room could easily be split and new doors installed to provide easy off road parking should someone desire.

Workshop Space 2 24'8" (7.52m) x 18'0" (5.49m): A further area with another set of garage doors leading onto New Road

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