

# Regency

ESTATE AGENTS



## ORCHARD HOUSE, WOODTOWN, EX39 5BZ

£450,000

A 4 bedroom detached house situated in a pleasant hamlet on the outskirts of Bideford offering well proportioned accommodation including 2 reception rooms, kitchen/breakfast room & master en-suite whilst benefitting from a large rear garden overlooking neighbouring fields, garage & parking.

Set within the quiet rural hamlet of Woodtown, approximately 4 miles from Bideford, Orchard House was constructed c40 years ago and extended in 2015, providing a new master bedroom and en-suite.

Offering well proportioned accommodation throughout, the property benefits from double glazing & electric central heating with an air source heat pump installed in 2024 together with the additional benefit of solar panels.

The ground floor comprises 2 sizeable reception rooms providing comfortable living space, the lounge having a feature fireplace & multi fuel burning stove, whilst a modern kitchen/breakfast room overlooks the rear garden with French doors opening onto a decked area.

Ascending to the first floor, the landing leads off to all bedrooms and the family bathroom. 2 double bedrooms overlook the front of the property whilst the master bedroom overlooks the rear garden and is particularly spacious with vaulted ceiling, 'Juliet' balcony and en-suite shower room.

To the rear, the large garden adjoins neighbouring fields and includes an undulating lawn and seating areas together with a selection of tree & bushes whilst a useful store adjoins the rear of the garage.

**Services:** Mains electricity, water & drainage.

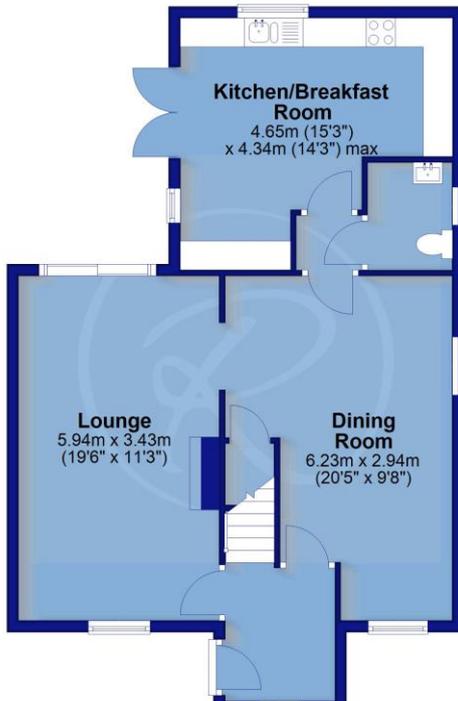
**Energy Performance Certificate:** B (82)

**Council Tax:** BAND C (£2,131.43 per annum)



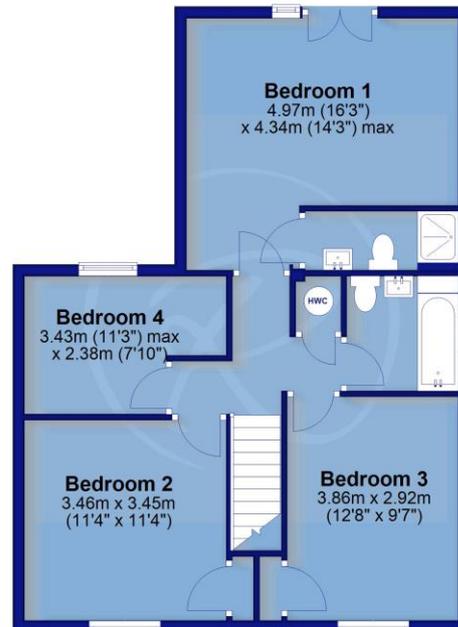
### Ground Floor

Approx. 68.2 sq. metres (733.6 sq. feet)



### First Floor

Approx. 64.8 sq. metres (697.6 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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