

**MOUNA,
BIDNA LANE, NORTHAM, BIDEFORD.
EX39 1NU.**



Brights
Est. 1982

AN INNOVATIVELY DESIGNED HIGH SPECIFICATION FLORIDIAN STYLE DETACHED FAMILY HOME SOUTH FACING & SET IN APPROX. 1.25 ACRES - ENJOYING VIEWS DOWN TO THE RIVER TORRIDGE. (SUBJECT TO THE PROVISIONS OF AN AGRICULTURAL PLANNING TIE).

INVITING OFFERS IN THE REGION OF £950,000 Or might rent

WITH OVER 4,000 SQ FT OF CONTEMPORARY LIVING ACCOMMODATION INCLUDING:

- ✦ VESTIBULE ENTRANCE PORCH
- ✦ OPEN PLAN GROUND FLOOR RECEPTION HALL WITH SITTING AREA FLOWING INTO A LOUNGE AREA &
- ✦ SOLID OAK UNIT FRONTED & EQUIPPED KITCHEN/DINING AREA AND STUDY
- ✦ UTILITY ROOM
- ✦ CLOAKROOM.
- ✦ MAGNIFICENT 1ST FLOOR GALLERIED LANDING
- ✦ 4 DOUBLE BEDROOMS WITH EN SUITE SHOWER ROOMS (2 WITH BALCONIES).
- ✦ STUNNING 2ND FLOOR MASTER BEDROOM SUITE WITH DRESSING ROOM AND LUXURIOUS BATHROOM.
- ✦ NEAT LAWNED GARDENS
- ✦ SLATE PAVED TERRACES
- ✦ BRICK PAVIOURED DRIVE
- ✦ HUGE PARKING AREA
- ✦ ATTACHED DOUBLE GARAGE (CURRENTLY USED AS A HOME GYMNASIUM).



The Property: A dream home that could grace the pages of a glossy interior design magazine or Hollywood Movie.

Completed for the present owners occupation and Chartered Surveyor Certified throughout construction and upon completion.

Space has not been compromised nor the inclusion of extensive feature windows and patio doors all uPVC double glazed with tinted finish.

Spanish marble tiles cover the ground floor with French Oak floor boarding to the upper floors, American Oak staircases and solid oak fittings to the kitchen, bedrooms and study.

Served by an oil fired under floor heating system with zoned room programmers and temperature controls.

Ceiling down lighting is in abundance throughout together with LED's to the staircases and outside terracing.

Each of the 4 first floor double bedrooms have their own en suite shower rooms with 2 enjoying luxury combination jacuzzi baths/steam room full body shower cabinets and balconies.

The Master bedroom suite to the second floor is quite magnificent with dual gable feature windows to the bedroom and sitting area, fitted dressing room and a bathroom that reaches the full height of luxury.

Sanitary fittings are of top quality throughout with waterfall basin taps.

Location: Situated between Northam and the estuary village of Appledore within rural surroundings and elevated to enjoy southerly and easterly views down to the River Torridge also encompassing the villages of Westleigh, Instow and the Tapeley Park Country House Estate.

The Port and Market town of Bideford is just 2 miles distant and the seaside resort of Westward Ho! 1 mile with its long sandy beach adjoining Championship Links Golf Course and miles of unspoilt cliffside walks.

Access to the North Devon Link Road is within 1 mile allowing ease of communication to Barnstaple (11 miles) and M5 Motorway link north of Tiverton approx 45 miles.

Planning: Outline consent was originally granted in 1976 with approval of reserved matters in 1979 for the vendors late Parents for an Agricultural dwelling.

ACCOMMODATION (all measurements are approximate)

The consent remained extant due to commencement of foundations around that time to be finally developed in recent years.

Consequently the property is subject to an 'Agricultural Planning Tie' defined as follows:

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290 of the Town and Country Planning Act, 1971, or in Forestry, or a dependant of such person residing with him (but including a widower of such person).'

NOTE: Adjacent land and property contains the Knapp House Outdoor Pursuits and Adventure School which could be readily screened. The Knapp House Site has been the subject of an extensive Marina based re-development scheme. Formal Planning Applications have been submitted and refused at local and appeal stages.

SERVICES: Mains electricity and water connected. Oil fired under floor central heating system. Private septic tank drainage.

COUNCIL TAX: Band G.

REFERENCE: UKB0129

DIRECTIONS: from Bideford proceed in a northerly direction passing through the large Heywood Road roundabout at the end of the Torridge Bridge continuing as towards Northam, Appledore and Westward Ho! After passing the Durrant House Hotel on the right hand side take the next right as signposted to Appledore. Continue for approx. 1 mile and after a sharp left hand bend (known as 'Bloody Corner') and a further 100 metres or so take the turning right after the Knapp House entrance into Bidna Lane.

Bidna Lane is an unmade private road serving just a few properties and the private entrance to Mouna will be found on the right after approx. 200 metres.

The vendor proposes to tarmac finish the extent of the lane up to his property prior to completion of any sale.

Further direction note: prior to improving the road surface within Bidna Lane access will be best obtained through the adjacent Knapp House complex. Upon making an appointment to view this will be confirmed with arrangements made to meet the Agency representative in the first instance outside the main Knapp House Building.

VESTIBULE ENTRANCE PORCH: 3.24m x 2.80m (10' 8" x 9' 2"). Slate flagstone floor with pebble surround. Velux roof light.

OPEN PLAN GROUND FLOOR LIVING ACCOMMODATION: With Spanish marble tiled floor.



RECEPTION HALL: 9.37m x 4.23m . (30' 9" x 13' 11") South facing 2 full storey height feature windows and wide open tread American Oak staircase rising to the first floor. Opening into:



LOUNGE AREA: 5.48m x 4.36m (18' x 14' 4"). Dual aspect south and west facing including sliding patio doors and side screens to the front terrace and garden. Entertainment system housings.



KITCHEN/DINING AREA: 7.97m x 5.58m (26' 2" x 18' 4"). Dual aspect south and east facing with sliding patio doors to each side plus further half glazed door to outside terracing and gardens. Hand crafted solid oak floor and wall storage fitments with black granite working surfaces, 'soft close' cupboards and drawers, island station positioned to take advantage of the far reaching views with stainless steel single drainer twin tub sink unit and integrated Siemens automatic dishwasher.

Stainless steel Belling Evolution cook centre with 7 burner gas range plus warming plate, 2 electric ovens, grill and stainless steel extractor hood over. Additional built in Belling electric double oven and microwave. Samsung American style fridge/freezer.

UTILITY ROOM: 5.41m x 3.24m (17' 9" x 10' 8"). Single drainer twin tub stainless steel sink unit, black granite working surfaces and oak faced storage cupboards to match the main kitchen. Cloaks and boot room style storage fitment. Hatch to



boarded roof space with foldaway access ladder. Also including:

CLOAKROOM: With white china pedestal wash basin, low level WC and automatic lighting.

Connecting door from utility to:

ATTACHED DOUBLE GARAGE: (Currently used as a Home Gymnasium).

INNER HALL: (Off main reception):

BOILER ROOM: 2.28m x 2.02m (7' 6" x 6' 8"). Floor standing Grant Vortex room sealed and fan assisted regular 26 - 36S condensing utility system boiler and Oso unvented 250 litre hot water cylinder and heater.



STUDY: 3.66m x 3.47m (12' x 11' 5"). Range of oak and partly frosted glazed shelved storage cupboards and fitted office station. Dual aspect north and west facing including sliding patio doors to the rear driveway and parking area.

FIRST AND SECOND FLOORS: Finished with French Oak floorboarding and American Oak staircases with LED safety lighting and marble wall and floor tiling to all the en suite shower rooms and master suite bathroom.



MAIN FIRST FLOOR LANDING: 7.59m x 4.25m (24' 11" x 13' 11"). With galleried screen to staircase and mezzanine effect above the lower reception hall and seating area with full height feature window to the south facing front and rear casement windows.



FRONT BEDROOM: 5.82m x 4.36m (19' 1" x 14' 4"). Range of oak and frosted glass fronted wardrobes with overhead storage cupboards, corner office station. Dual aspect south and west facing windows including sliding patio doors to the slate flagstone BALCONY: with tinted glazed and stainless steel screen 5.87m x 1.34m (19' 3" x 4' 5").

Including **EN SUITE SHOWER ROOM:** With luxury jacuzzi bath and full body shower/steam room cabinet, vanity wash basin with marble surround, low level WC, heated ladder towel radiator.



FRONT BEDROOM: 5.80m x 4.37m (19' x 14' 4"). A mirrored image of the above with south and east facing dual aspect.

REAR GUEST BEDROOM: 5.81m x 3.45m (19' 1" x 11' 4"). Dual aspect north and east facing casement windows. Oak fitted double wardrobe with cupboards over. Including:

EN SUITE SHOWER ROOM: With cubicle, vanity wash basin with marbled surround and storage under and heated ladder towel radiator.



REAR GUEST BEDROOM: 5.82m x 3.46m (19' 1" x 11' 4"). Being the mirror image of the above with north and west facing casement windows.



SECOND FLOOR:
MASTER BEDROOM SUITE:

BEDROOM AREA: 8.88m x 5.74m (29' 2" x 18' 10") plus south facing observatory seating area 4.26m x 3.6m (14' x 11' 10") containing fully glazed east and south facing gable end windows which afford the most wide ranging and far reaching views of neighbouring countryside, river and distant villages.

Eaves storage cupboard with light.



OPEN INNER LANDING: With velux window and solar lighting.

DRESSING ROOM: 4.0m x 2.25m (13' 1" x 7' 5"). Oak fitted range of open hanging rails and extensive storage shelving with pull out dressing mirror. Automatic lighting and solar light.



BATHROOM: 5.7m x 3.5m (18' 8" x 11' 6") widening at door recess a truly luxurious room with front and rear velux windows and obscure gable end casement. Twin vanity wash basins set in marble with storage under, adjustable shaving mirrors and shaver point. Raised 2 person GAT Spa Bath, extra large shower area with full body shower and folding screens, bidet and low level WC. Heated ladder towel radiator.



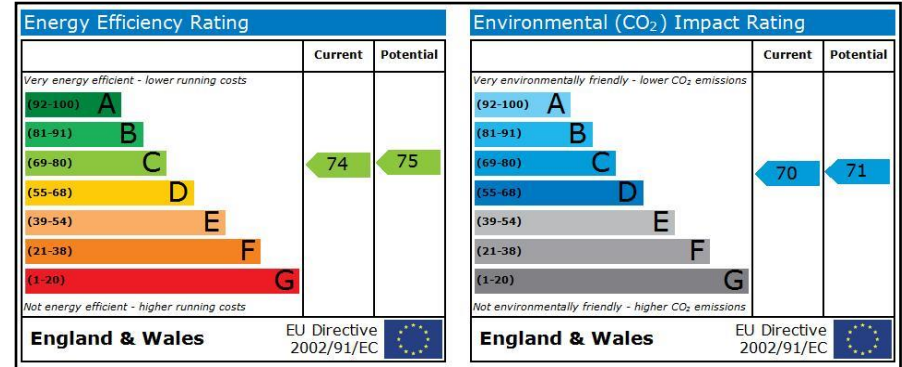
EXTERNALLY: to be approached off Bidna Lane through a pillared vehicular entrance with electric remote controlled gates (to be fitted) with large brick paved drive and parking area (able to accommodate numerous vehicles) giving access to the **ATTACHED DOUBLE GARAGE:** (Currently used as a Home Gymnasium) 8.37m x 4.87m (27' 6" x 16') with automatic roller door, stainless steel wall mounted flueless Propane Gas Living Flame fire and rear sliding patio doors and screens to terrace and garden.

Set within an approx. 1.25 acre plot neatly lawned with slate paved surrounding terracing containing LED lighting.





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 Applicants should verify details by personal examination and enquiry.

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