



TORRIDGE LODGE, NORTHAM ROAD,
BIDEFORD. EX39 3LA
GUIDE - £485,000



Brights
Est.1982

A QUITE GRAND & IMPOSING DETACHED EARLY 19TH CENTURY
GRADE II LISTED GEORGIAN HOUSE OVERLOOKING ITS OWN LEVEL &
SURPRISING PRIVATE GARDENS & BEING WITHIN A SHORT LEVEL WALK OF
THE TOWN CENTRE & PICTURESQUE QUAYSIDE.

- Conservatory Entrance Porch
- Drawing Room
- Morning Room
- Kitchen/Breakfast Room
- Dining Room
- Cloak Room
- 5 Bedrooms
- 2 Bathrooms
- Large secluded gardens
- 30' Garage & Utility Space
- Workshop
- Sub floor cellarage



One of a limited supply of unspoilt Period homes within the area in this instance affording substantial yet gracious family sized accommodation with features including the rounded bays, classic Georgian sash and French windows, high ceilings with ornate decorative plasterwork, chandelier bosses, cornices plus oak strip and wood block floors.

Torr ridge Lodge is certainly the size and type of home that could be very adaptable not only suited to the large family but also potential for 2 family use with space to create separate annexe facilities if required (subject to consents) plus scope for those who would like to take in guests for which the property could prove to be well suited being so conveniently placed for all the town's facilities.

SERVICES: All mains connected. Gas central heating.

COUNCIL TAX: Band E.

DIRECTIONS: From Bideford Quay proceed in a northerly direction along the Kingsley Road passing Morrisons Supermarket on your right thereafter taking the first turning left (between Glendale and Alexandra Terrace) at the end turning left joining Northam Road and after 100 metres or so the rear elevation of Torr ridge Lodge will be seen on the left hand side with gated vehicular entrance to its right.

ACCOMMODATION (all measurements are approximate)

GROUND FLOOR

CONSERVATORY ENTRANCE: approx 23' (7.01m) long being timber framed and double glazed with Marland brick floor, brick plinths and double glazed sliding entrance doors with further half glazed entrance door to:

DRAWING ROOM: 21' x 15'5" (6.4m x 4.7m). Feature open fireplace with slate mantelpiece surround, ornate plaster corniced ceiling with chandelier boss, dado rails and oak strip flooring.

Door to Dining Room and glazed double doors to:

INNER HALL: With double radiator, oak strip floor, staircase to first floor and cloaks recess also accommodating the Potterton gas fired central heating and hot water boiler.

CLOAKROOM: With wash basin and low level WC.

MORNING ROOM: 19' x 15'1" (5.79m x 4.6m). A particularly elegant room extending into the large bow bay having French windows with side sashes to the garden, highly plaster decorated ceiling and cornice, dado rails and marble mantelpiece fireplace surround housing a Living Flame coal effect gas fire. Built in shelved understairs store cupboard. 2 double radiators and fitted carpet.

DINING ROOM: 23' (7.01m) plus deep recess x 12' (3.66m). Believed to date from an earlier house on the site and whilst spacious is a particularly cozy room with wood block flooring, sealed fireplace having panelled oak mantelpiece surround, ceiling height display shelves, plaster chandelier boss and built in storage cupboards. 2 double radiators. French window to a sheltered terrace and the vehicular entrance.

KITCHEN/BREAKFAST ROOM: 20'4" x 11' (6.2m x 3.35m) narrowing to 8'5" (2.57m). Extensively fitted and equipped with light oak fronted floor and wall mounted cabinets, working surfaces, inset one and a half bowl single drainer stainless steel sink unit, electric double oven, 5 ring gas hob with extractor hood over and plumbing for automatic dishwasher. Part tiled walls and tiled floor. Additional leaded cabinet with plate rack to breakfast area and double radiator.

REAR LOBBY: With access to Utility/Garage.

FIRST FLOOR: Approached by easy dog leg staircase with thin square balusters and tall half landing obscure coloured glazed window.

MAIN LANDING: With radiator and fitted carpet.

MASTER BEDROOM 1: 19'2" x 13'3" (5.84m x 4.04m) widening to 13'10" (4.22m). Yet another delightful room with large rounded bow bay window overlooking the garden. 2 arched and shelved recesses with concealed lighting. Double radiator and fitted carpet.

EN SUITE BATHROOM: (Also having a separate door from landing) 11'9" x 9'5" (3.58m x 2.87m). Coloured suite with panelled pressed steel bath with electric shower over, china pedestal wash basin, bidet and low level WC. Part tiled walls. Picture rails. Radiator. Fitted carpet. Airing cupboard housing a foam lagged hot water storage tank with immersion heater.

BEDROOM 2: 16' x 13'2" (4.88m x 4.01m) (Currently arranged as a dressing room with open hanging and shelved fittings). Double radiator, picture rails and fitted carpet.

BEDROOM 3: 15'10" x 12' (4.83m x 3.66m). Dual aspect windows including a feature arched side unit. Double radiator. Fitted carpet.

BEDROOM 4: 13'10" x 12'1" (4.22m x 3.68m). Painted cast iron fireplace. Double radiator. Fitted carpet.

Doors from main landing and to inner lobby and

BEDROOM 5: 11'1" x 8' (3.38m x 2.44m). Beamed ceiling. Radiator. Fitted carpet.

BATHROOM 2: 10'2" x 6'8" (3.1m x 2.03m). Coloured suite including panelled bath with electric shower over, china wash basin and low level WC. Double radiator. Part tiled walls and fitted carpet.

EXTERNALLY: Set within a level, quite secluded and deceptive plot of approx. 1/3rd to 1/2 acre entered through wide pillared vehicular entrance gates off Northam Road with a sweeping driving extending around the front of the house providing ample on-site parking and leading to the **GARAGE:** 30' x 13'7" (9.14m x 4.14m) also incorporating utility space, having glazed sink and plumbing for automatic washing machine.

Additional lean to **WORKSHOP/STORE:** 9'7" x 8'4" (2.92m x 2.54m) useful separate pedestrian street entrance and sub floor CELLARAGE beneath the main house with power and light connected.

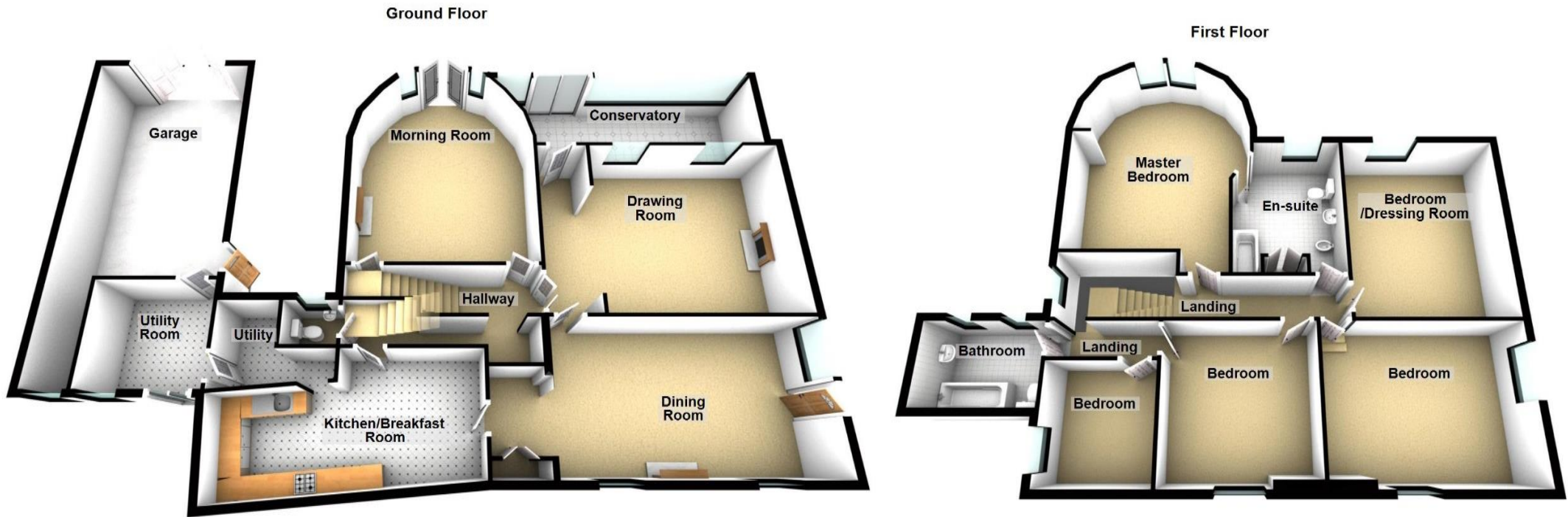
The garden is mainly laid to lawn, sheltered by mature trees, bushes and shrubs also including a central pond and a fallen yet surviving and still impressive Weeping Willow. Additionally there is a paved sun terrace and large wooden shed.







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