

4 LANGMEAD DRIVE

BIDEFORD • DEVON

JACKSON-STOPS



**4 LANGMEAD DRIVE
BIDEFORD, DEVON**

A STRIKING CONTEMPORARY DETACHED HOME
EXTENDING TO OVER 3,000 SQ FT, ENJOYING
WONDERFUL COUNTRYSIDE VIEWS WITHIN AN
EXCLUSIVE GATED SETTING



DISTANCES

BIDEFORD - 1.5 MILES

WESTWARD HO! BEACH - 4.5 MILES

BARNSTAPLE - 10 MILES

M5 MOTORWAY - 44 MILES

(DISTANCES ARE APPROXIMATE)

ACCOMMODATION

- Highly sought after location
- Tranquil yet convenient position
- Gated community
- Modern contemporary family home
- Excess of 3,000 sq. ft.
- Five bedrooms
- Six bathrooms
- Fantastic countryside views
- Triple garage
- Off-road parking
- No onward chain

COMMUNICATIONS

Despite its peaceful setting, the property is well placed for excellent transport connections. The area is readily accessible via Junction 27 of the M5 motorway, the A361 North Devon Link Road and the A39 Atlantic Highway. Barnstaple railway station provides regular services to Exeter, from where frequent direct trains reach London Paddington in just over two hours. Alternatively, Tiverton Parkway, approximately 40 miles away, offers direct mainline services to London Paddington and the wider national rail network.

LOCATION

The property occupies an enviable position within an exclusive gated development of just thirteen homes, set in a peaceful rural setting with attractive countryside views. Despite its tranquil location, it is within walking distance of the River Torridge, the popular Tarka Trail, and the wide range of amenities available in Bideford.

Designed to create an attractive and distinctive environment, the development will feature landscaped communal grounds centred around a pond. Landscaping works, together with the construction of a small number of the remaining homes, are currently being completed.

The historic port town of Bideford, situated on the banks of the River Torridge and approximately 1.5 miles away, offers an excellent range of everyday amenities, including banks, supermarkets, independent shops, cafés, restaurants and schooling for all ages, including the well-regarded independent Kingsley School.

North Devon's spectacular coastline is within easy reach. The popular beach at Westward Ho!, approximately 4.5 miles away, is renowned for its two-mile Blue Flag sandy beach, distinctive pebble ridge and the adjoining Northam Burrows Country Park and Royal North Devon Golf Club. The nearby South West Coast Path provides miles of breath-taking coastal walks with panoramic sea views.

The highly sought-after coastal villages of Appledore and Instow, both located on the estuary of the River Torridge, are also easily accessible. They offer an excellent selection of pubs, cafés and restaurants, together with scenic walks, waterside activities and the sailing club at Instow.

The regional centre of Barnstaple, approximately 10 miles away, provides a more extensive range of shopping, commercial, leisure and recreational facilities.

THE PROPERTY

An opportunity to acquire a contemporary detached residence occupying a peaceful and unique position within an exclusive gated development of just thirteen homes. Surrounded by open countryside yet within easy reach of Bideford, its amenities and the spectacular North Devon coastline, the property was completed in 2021 and benefits from the remainder of its original LABC structural warranty. The property was designed by award winning architect's WDA and a design statement is available upon request. The property further boasts Cat 6 cabling throughout.

Extending to over 3,000 sq. ft., the accommodation is arranged over three floors, incorporating a mezzanine level, and has been thoughtfully

designed to provide light, spacious and versatile family living. There are five double bedrooms, all with en-suite facilities, together with a sixth bathroom. The four principal bedrooms each have direct access to outside space via either a balcony or patio terrace.

The principal living space is a particular feature of the property, with vaulted ceilings and extensive glazing that maximises the far-reaching countryside views, while providing direct access to the balcony and gardens. The contemporary kitchen is fitted with a comprehensive range of integrated appliances and has been designed to complement the open-plan living accommodation.

The ground floor offers excellent flexibility and currently comprises a triple garage, with one bay presently arranged as a gym, together with a utility room, shower room and plant room. Subject to any necessary consents, this level could offer potential for conversion to provide self-contained ancillary accommodation.

Combining contemporary design with a peaceful setting, the property offers a rare opportunity to acquire a modern family home in one of the area's more individual developments. The property is offered for sale with no onward chain.

The accommodation, with approximate dimensions more clearly identified on the accompanying floorplans, comprises:

Front door with obscure glazed panels leads to:

Entrance Hall – Stairs rise to the first-floor landing with space for cloaks and a useful storage cupboard. The property was designed with provision for the future installation of a lift, should a purchaser wish to install one.

Shower Room – Comprising low level WC with a concealed cistern, vanity wash hand basin and a double shower cubicle. Chrome heated towel rail.

Utility Room – Comprising a range of matching wall and base units with a sink set into work surfaces with space for washing machine and tumble dryer below. Additional storage cupboards with space for fridge/freezer.

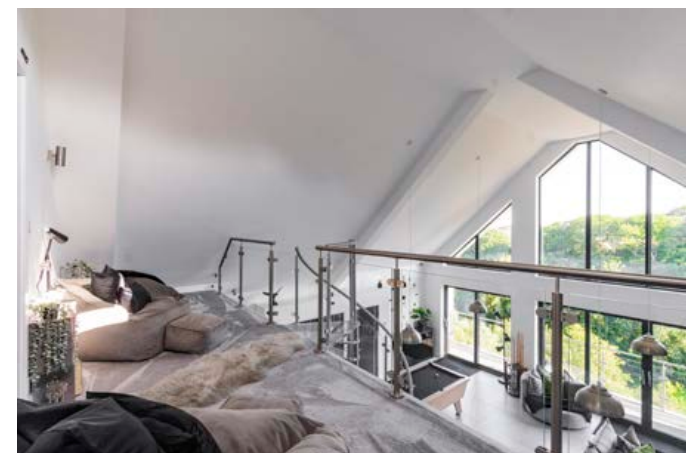
Triple Garage/Gym – A triple garage with electric remote controlled doors and power and light connected. Electric car charging point.

Plant Room – Excellent storage including a data cabinet.

First Floor Landing – Window to the side elevation. A door gives access to the gardens. Stairs rise to the second floor landing. Storage cupboard.

Bedroom 1 – Full-width glazing with sliding patio doors giving access onto the balcony, enjoying panoramic views over the surrounding countryside. Built-in wardrobes.

Balcony – A covered balcony with glass and stainless steel balustrading enjoying the wonderful countryside views on offer.





En-Suite - Comprising low level WC with concealed cistern, vanity wash hand basin and a roll-top standalone bath and a double shower cubicle. Obscure window to the side elevation. Chrome heated towel rail.

Bedroom 3 – French doors leading to the garden and adjoining patio, as well as enjoying countryside views.

En-Suite – Comprising low level WC with a concealed cistern, vanity wash hand basin and a double shower cubicle. Obscure window to the side elevation. Chrome heated towel rail.

Bedroom 4 – Currently used as a dressing room – French doors lead onto the garden and adjoining patio. Window to the side elevation.

En-Suite – Comprising low level WC with concealed cistern, vanity wash hand basin and a double shower cubicle. Chrome heated towel rail.

Bedroom 2 – Full-width glazing with sliding patio doors giving access onto the balcony, enjoying panoramic views over the surrounding countryside. Built-in wardrobes.

Balcony – A covered balcony with glass and stainless steel balustrading enjoying the countryside views on offer.

En-Suite – Comprising low level WC with a concealed cistern, vanity wash hand basin and a double shower cubicle. Chrome heated towel rail.

Second Floor Landing – Window to the side elevation.

Open Plan Sitting/Dining/Family Room – A stunning space enjoying a triple aspect, with vaulted ceiling and apex glazing enjoying panoramic views over the surrounding countryside. Dual Patio doors lead out on the adjoining full-width balcony that enjoys the views on offer, with glass and stainless steel balustrading. Built-in storage cupboards. Dual Patio doors also lead to the adjoining patio and gardens to the rear of the property.

Kitchen/Breakfast Room – Kitchen equipped with an excellent range of matching wall and base units with a sink set into granite work surfaces, with a Quooker instant hot water tap. A range of integrated Siemens appliances include a double fridge, double freezer, double oven, microwave over with a plate warming drawer, as well as a dishwasher. There is also an induction hob with a pop up extractor fan. Breakfast bar.

A bespoke clear acrylic and stainless-steel spiral staircase leads to a galleried mezzanine, allowing natural light to flow seamlessly throughout the space

Bedroom 5/Study – Windows to the rear elevation. Eaves storage and a vaulted ceiling.

En-Suite – Comprising low level WC with a concealed cistern, vanity wash hand basin and a corner shower cubicle. Velux windows.



OUTSIDE

To the front of the property, a brick-paved driveway provides off-road parking for several vehicles and leads to the integral triple garage. The gardens surround the property and are predominantly laid to lawn, interspersed with a variety of mature trees and shrubs, creating an attractive setting. A number of patio terraces provide excellent spaces for outdoor dining and entertaining, or simply enjoying the peaceful surroundings. To the rear, a generous patio adjoins the principal living accommodation, creating a seamless connection between the indoor and outdoor living spaces.

4 LANGMEAD DRIVE BIDEFORD, DEVON, EX39 4FX

TOTAL APPROX. FLOOR AREA 3,083 SQ FT / 286.4 SQ M

PROPERTY INFORMATION

Services – Mains electric and water. Private Drainage (Shared treatment Plant). Air source heat pump with underfloor heating. Electric car charging. Wired Cat 6 cables with a data centre in the plant room.

EPC – C

Local Authority – Torridge District Council – 01237 428700.

Contents, Fixtures and Fittings – Only those mentioned within this brochure are included in the sale. All others, such as curtains, light fittings, mirrors, garden ornaments etc. are specifically excluded, but may be available by separate negotiation.

What3Words:/// magazines.things.siesta

Directions – From Barnstaple, proceed west on the A39 North Devon Link Road towards Bideford. Shortly before New Bridge, turn right at the traffic lights, signposted for Instow. Continue to the next roundabout and take the first exit, signposted for Bideford. After approximately 0.7 miles, turn left into Manteo Way and continue uphill, passing Tesco on the left-hand side. Take the next left into Mines Road, then immediately turn left again and continue to the electric entrance gates serving the development.

Viewing – By appointment with Jackson-Stops, North Devon 01271 325 153.



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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