



Folly House

Raleigh Hill, Bideford

A charming six-bedroom period house with generous gardens, in a desirable Bideford setting

A substantial period house offering a wealth of beautifully presented accommodation with a variety of character features. Set in 0.7 acres of well-maintained gardens, Folly House lies in a sought-after position on the edge of Bideford, just moments from the town centre, good communication links and the open sands of the River Taw and Torridge estuaries.



5 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



GARAGE + WORKSHOP



0.7 ACRES



FREEHOLD



EDGE OF TOWN



3,798 SQ FT



GUIDE PRICE £895,000

The property

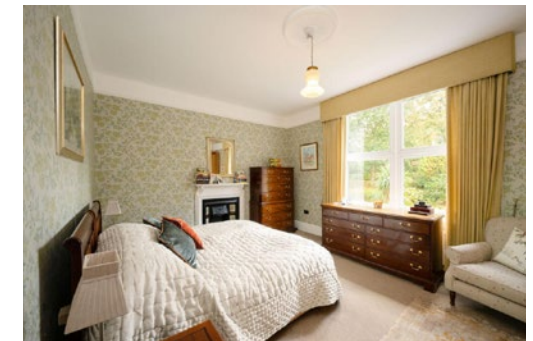
Folly House is an impressive Edwardian home built in 1905. It offers six bedrooms and over 3,500 square feet of characterful accommodation arranged across three floors. The property features high ceilings, elegant cornicing and attractive, traditional décor and styling throughout.

On the ground floor, the welcoming reception hall leads to the formal sitting room featuring wooden flooring, a fireplace fitted with a log burner and French doors opening onto the south-facing rear garden. There are a further four well-appointed reception rooms including a formal dining room featuring a woodburning-stove with fitted fireplace, a bright conservatory adjoining the dining room via bi-fold doors and the useful study, which also overlooks the rear garden. There is a breakfast room for informal dining adjoining the large, open kitchen. The kitchen features a part-vaulted ceiling with a skylight overhead, shaker-style units, a central island with a breakfast bar and a stainless steel range cooker. French doors provide direct access to the side garden.

There are six comfortable double bedrooms arranged across the first and second floors, each of which is similarly proportioned and presented to a high standard. The three bedrooms on the first floor have access to a large family bathroom complete with dual washbasins, a walk-in rainfall shower and a separate clawfoot free-standing bath. A shower room is also located on the first floor, while the second floor provides a substantial family bathroom with a roll-top bathtub and a separate shower unit.

Outside

The property is approached via a driveway leading through the elevated front garden. There is ample parking to the side of the house, while the garden extends to both the front and rear. It features terraced lawns with various border shrubs, hedgerows and flowering perennials. There is a garden pond with a waterfall feature, a greenhouse, vegetable garden with raised beds and a patio for al fresco dining. A second decked terrace to the side provides additional seating. The south-facing rear garden enjoys rolling lawns, bordered by mature trees.



Location

The charming market town of Bideford lies in a sought-after North Devon position, just in from the coast on the River Torridge and moments from Westward Ho! beach. Bideford town centre provides a range of everyday amenities, including a selection of high street and independent retailers and supermarkets. Schooling within Bideford is excellent, with state primary and secondary schools, as well as the independent Kingsley School. The larger town of Barnstaple is approximately nine miles away and provides a further choice of schooling, shopping and leisure facilities. The property lies on the beautiful Hartland Devon Heritage Coast with its striking beaches and popular golf course at The Royal North Devon Golf Club. Exmoor National Park is also easily accessible with scenic walking, cycling and riding routes. The area is well connected by road; the A39 provides access along the coast, the A386 and A377 has routes towards Exeter and Plymouth and the A361 connects to Bristol and London. Barnstaple train station offers regular services to Exeter Central with onward connecting mainline journeys.

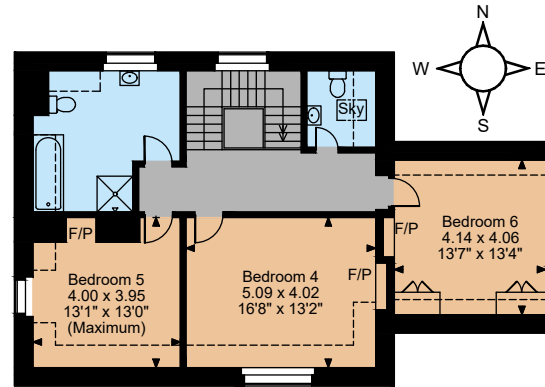
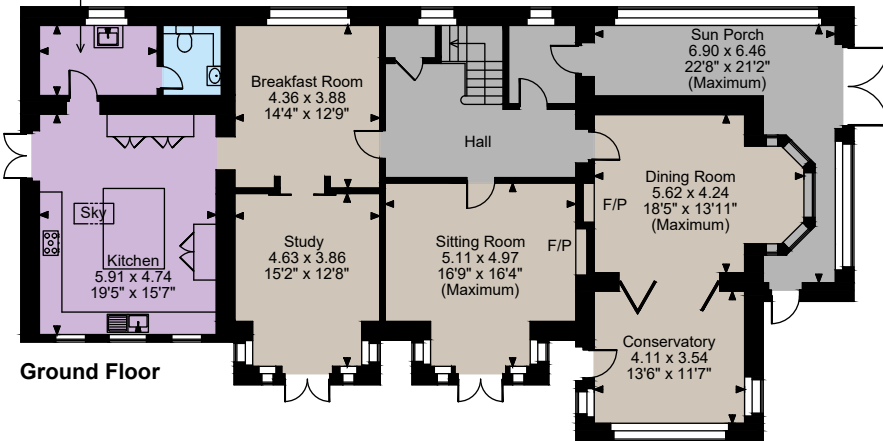
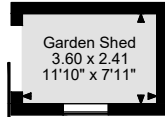
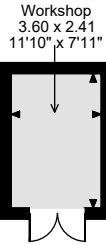
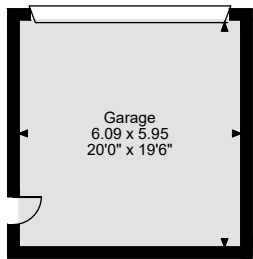
Distances

- Royal North Devon Golf Club 1.3 miles
- Westward Ho! 2.0 miles
- Barnstaple train station 9.7 miles
- Exmoor National Park 19.8 miles
- Dartmoor National Park 40.5 miles
- Exeter city centre 51.9 miles

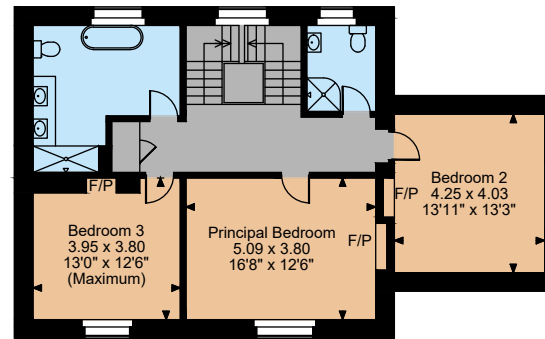
Nearby Schools

- St Mary's CofE Primary
- Bideford East The Water Primary
- Marland Primary
- St Helen's CofE Primary
- Atlantic Academy
- Bideford College
- Kingsley School
- West Buckland School





Second Floor



First Floor



Floorplans

Main House internal area 3,798 sq ft (353 sq m)
 Garage internal area 390 sq ft (36 sq m)
 Garden Shed & Workshop internal area 186 sq ft (17 sq m)
 Total internal area 4,374 sq ft (406 sq m)
 For identification purposes only.

Directions

EX39 3NX
 what3words: ///saving.much.atoms

General

Local Authority: Torridge District Council
Services: Mains electricity, water and gas. Gas-fired central heating.
Council Tax: Band G
EPC Rating: D
Wayleaves and easements: This property is sold subject to any wayleaves or easements.
Mobile and Broadband checker: Full fibre broadband. Information can be found here <https://checker.ofcom.org.uk/en-gb/>

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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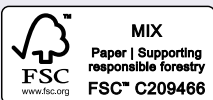
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