

Note: The images of the front and rear gardens have been enhanced using AI. The gardens are currently being re-designed and the end result may look different

53 Abbotsham Road
Bideford, Devon EX39 3AQ

Price Guide: £625,000

HARDING & CO
ESTATE AGENTS & VALUERS

Situated along the prestigious Abbotsham Road, renowned for its impressive Victorian residences, this exceptional period home presents a rare opportunity to acquire a distinguished family residence that seamlessly blends timeless elegance with contemporary luxury.

Extending across three floors and offering in excess of 2,000 square feet of beautifully appointed accommodation, this magnificent home has been thoughtfully restored to an exceptional standard, preserving its rich architectural heritage while introducing the comfort and sophistication expected of modern living.

The accommodation comprises five generously proportioned bedrooms, two elegant bathrooms, a stunning kitchen/breakfast room with bi-folding doors, an impressive drawing room with feature fireplace, a further dining room with bi-folding doors, and a ground-floor WC. Outside, the property enjoys generous front and rear gardens, a private patio and valuable off-road parking for two to three vehicles.
Dating back more than 130 years, the house retains an abundance of original character and period charm, complemented by a comprehensive programme of improvements. These include a new heating system and electrics, together with new windows, fascias and doors. Underfloor heating to the ground floor provides an additional touch of everyday luxury, while hard-wired Wi-Fi and electrically operated Velux roof windows bring modern convenience to this distinguished home.

At the heart of the property lies an exquisite kitchen/breakfast room, featuring a high-quality contemporary kitchen, elegant quartz stone worktops and bi-folding doors that create a wonderful connection between the interior and outside space. The carefully reconfigured layout lends itself perfectly to both sophisticated entertaining and relaxed family living. Newly appointed bathrooms, stylish flooring and carpets further enhance the sense of quality and refinement throughout.

A truly remarkable entrance… Perhaps the most captivating feature is the magnificent entrance hallway, where a painstakingly restored stained-glass window sits beautifully alongside an elegant winding period staircase. Rich in character and architectural interest, this impressive reception space offers a memorable introduction to the home and serves as a testament to the care taken in preserving its original splendour. A rare and distinguished Victorian residence, offering the perfect balance of period grandeur, contemporary refinement and practical family living. A property of considerable character and quality, best appreciated in person.

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

Energy Performance Rating: C
Council Tax Band: D
Local Authority is Torridge District Council.

Directions
From Bideford Quay proceed up the main High Street turning left at the top and taking the first right turn into Abbotsham Road. Pass the hospital on the right and No. 53 can be found after a short distance on the left.













Floor 0



Floor 1

Approximate total area[ft]

193.3 m²

2084 ft²

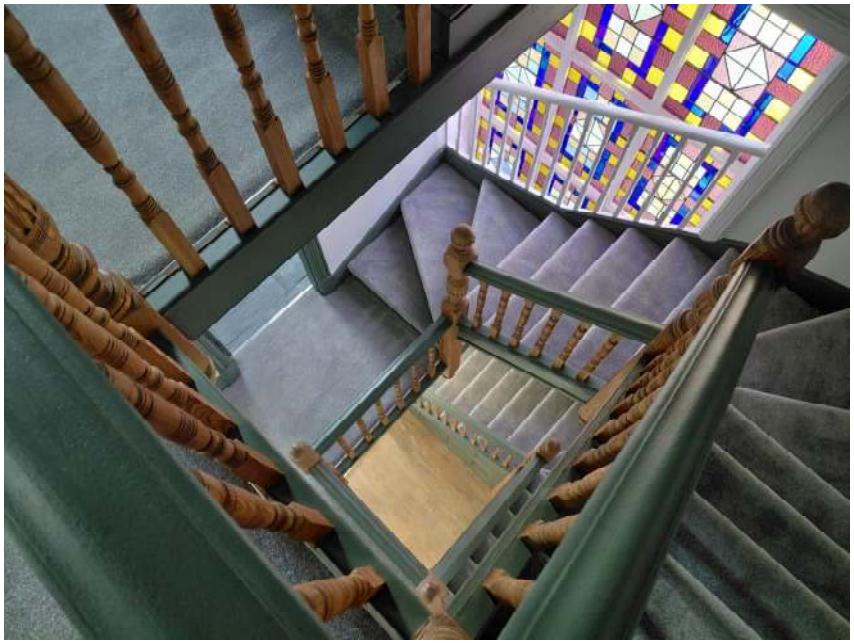
Reduced headroom

3.6 m²

38 ft²



Floor 2



Invicta House, The Pill, Kingsley Road,
Bideford, Devon EX39 2PF

t: 01237 476544
f: 01237 422722
e: bideford@hardingresidential.com
www.hardingresidential.com

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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.





