



The Corner House
14 The Strand
Bideford, Devon, EX39 2ND

£350,000 FREEHOLD



Quaint 18th Century Grade II Listed former Merchant Seaman's House in the heart of the Port Of Bideford with 6 bedrooms, courtyard garden and sunny rear patio. All available as a thriving Guest House or sizeable family home. EPC rating Exempt

Key Features

- SIX BEDROOM GUESTHOUSE
- FIVE BATHROOMS
- ESTABLISHED BUSINESS IN THE HEART OF BIDEFORD
- THREE FLOORS OF ACCOMMODATION
- PRIVATE LOUNGE, KITCHEN, BEDROOM AND ENSUITE
- POSSIBLE HOUSE OF MULTIPLE OCCUPANCY OR LARGE FAMILY HOME

This Grade II listed, 18th Century former Sea Merchant's residence has long been established for the past 50 years as a profitable Bed and Breakfast and has created an excellent reputation with frequent repeat trade amongst its paying guests.

Under the personal supervision of the owners, a husband and wife team, the business operates with access to major online travel portals and this is a genuine retirement sale. This is a working business with trade already booked well into the summer months with accounts made available to serious buyers.

Since ownership the property has continuously undergone general maintenance, as well as a new kitchen, bathrooms and en-suites to five of the six bedrooms. The property itself offers deceptively spacious accommodation over three levels with a private living room, large breakfast kitchen and dining room.

The ground floor comprises of a kitchen / breakfast room, dining room which is fully presented for breakfast diner, downstairs cloakroom and a private living room.

The first-floor level is allocated solely to paying guests where you will find three of the six bedrooms. All bedrooms are large doubles and all enjoy their own bathroom or en-suite.

The second floor features a larger family room consisting of two bedrooms and a shower room as well as the owner's bedroom with en-suite. Presented in good decorative order throughout five of the bedrooms face towards the bowling green whilst the sixth, comfortable, king size with en-suite overlooks the south facing garden. The sale is to include all trade fixtures, fittings and equipment subject to separate negotiation.

A wrought iron gate leads to the front garden being mainly paved with a pretty patio, planting and shingled areas enclosed by the front boundary wall. A covered storm porch with external advertising sign is also featured. The property faces south and offers a private, enclosed courtyard with covered veranda, ideal for entertaining or al-fresco dining and benefits from the summer sun all day long.

We believe that aside from the current business this property would also make an excellent example of a shared accommodation premises, house of multiple occupancy or large family home











The Area - In a very convenient location within walking distance of Bideford's quayside, main municipal park, art gallery and all amenities. This property overlooks Bideford bowling green and is close to Bideford football club therefore ideally placed for both commercial and tourist trade. The town in itself often referred to as the little white port on the river Torridge is a thriving port and tourist centre with a population in the region of 14,000 inhabitants.



Services and Utilities — All mains services connected

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

Directions - From Bideford Quay, proceed towards the A39, passing Rydons Garage and Raleigh Hill on the left. Continue past Morrisons Supermarket and there is a turning to the right alongside the Texaco garage onto Chingswell Street. The property is positioned straight ahead on the corner of this road and The Strand.

View this property

Please contact our Bideford Office on 01237 472344

**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE SELLING AGENT.**

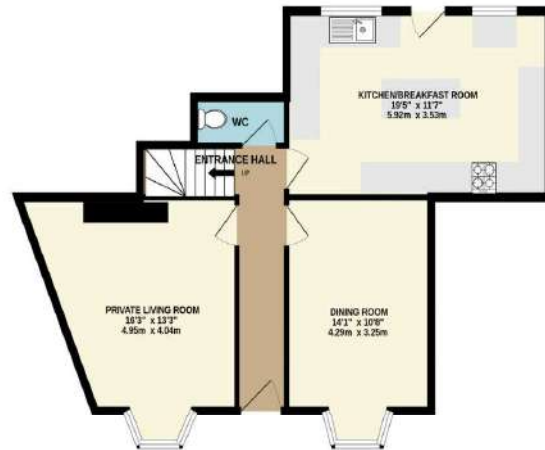


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Viewing

Please contact our **Bideford** office on **01237 472344** if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



2ND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1782 sq.ft. (165.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk. Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.gov.uk>

