



Myrtle House



**STAGS**

# Myrtle House

Northdene, Bideford, Devon, EX39 3NZ

Bideford Quay 1.2 Miles, Instow 3.4 Miles, Barnstaple 10 Miles

Contemporary detached home  
conveniently located near the coast and  
local amenities

- Modern detached home
- Three bright double bedrooms
- Open-plan kitchen/diner with garden access
- Garage & driveway parking
- Freehold
- High quality finish throughout
- One single bedroom / study
- Landscaped rear garden
- Close to coast & amenities
- Council tax band D

Guide Price £530,000

## SITUATION

Myrtle House enjoys a prime position, on the sought-after Raleigh Hill, within walking distance of Bideford town centre. The scenic North Devon coastline is just a short drive away, offering superb sandy beaches at Westward Ho!, Instow and Northam. There are plenty of sporting venues close by including the prestigious Royal North Devon golf club with its links course.

The port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of amenities including various shops, banks, butchers, bakeries, pubs and restaurants, cafes, places of worship, schooling for all ages (public and private) and three supermarkets. There is also access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple. The regional centre of Barnstaple is approximately 13 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 link road, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line. 60 minute drive to Tiverton parkway for direct line to Paddington.



## DESCRIPTION

Tucked away in a peaceful elevated residential area just moments from the heart of Bideford, Myrtle House is a striking detached residence offering stylish modern living in a beautifully landscaped setting. With over 1,500 sq ft of well-proportioned accommodation, this impressive home combines thoughtful design, spacious interiors and a lovely garden — perfect for family life and entertaining.

Finished to an excellent standard, Myrtle House was hand built to a very high specification by local builders. It features an open-plan kitchen/dining room, four well-sized bedrooms including an expansive principal suite, and a versatile sitting room, all complemented by a private rear garden and integral garage. Its high quality build shows with an EPC rating of B, a very economic house to power.

## ACCOMMODATION

Step through the welcoming entrance canopy into the central hallway, where natural light and a neutral palette set the tone. To the left, the sitting room provides a generous yet cosy space ideal for relaxation, complete with views onto the front.

To the rear, the contemporary kitchen/dining room spans the width of the house, boasting integrated appliances, ample cupboard space and direct access to the rear garden — an ideal hub for family meals or summer gatherings. Adjacent is a useful utility room and cloakroom/WC. Engineered oak flooring and underfloor heating to the ground floor. A door from the hallway leads to the integral garage with timber doors

The spacious landing with large airing cupboard leads to four bright and airy bedrooms. The principal vaulted bedroom features en-suite shower facilities and built-in storage, while bedroom two offers exceptional space, ideal as a large double or flexible office/guest suite. A further third double bedroom, a cospy single bedroom/study and a family bathroom with bath and separate shower complete the floor.

## OUTSIDE

To the front, a block-paved driveway provides parking for multiple vehicles, with side access to the rear. The rear garden is a true highlight — beautifully landscaped to maximise the space with tiered beds, mature planting, and areas to sit and relax, creating an inviting outdoor haven ideal for alfresco dining, gardening or unwinding with family.

## PROPERTY INFORMATION

Mains water, electricity, drainage and gas  
Gas-fired central heating  
Double glazing throughout



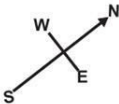
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 93                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 84      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

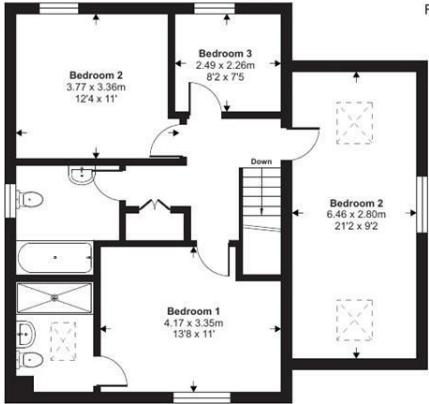
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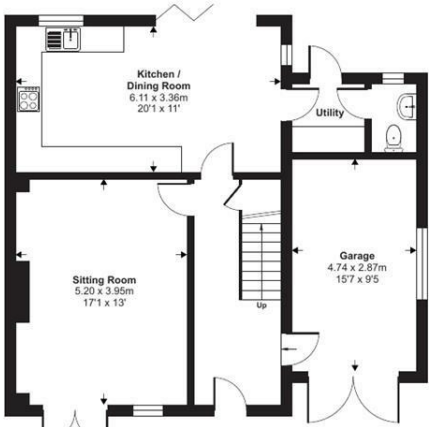


Approximate Area = 1590 sq ft / 147.7 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1319541



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