



Sea View House

11 North Street, Northam, Bideford, Devon EX39 1DH

Guide Price: £385,000

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A most attractive double fronted Georgian 4 bedroom house with far reaching sea views to the front and featuring a large south-facing walled garden to the rear, within a short stroll of the village centre. The beautifully presented accommodation has been brought up to modern day standards yet retains the charm and many features of the original period. The ground floor offers flexible accommodation of hall, sitting room with sea views from the bay window, a snug, a large living/dining/family room which opens to the modern kitchen and there is a ground floor shower room. On the first floor there are 3 double bedrooms (two with sea views), modern family bathroom and a study/bedroom 4. All in all a lovely home to live in full time or offering great earning potential as a holiday let/home.

The village of Northam has everyday amenities as well as being close to the village of Westward Ho!, well known for its sandy beach, pebble ridge and golf course. The town of Bideford offers all amenities and is set on the River Torridge. There is also the Tarka Trail which is well known for its cycling and walking. Barnstaple is approximately 9 miles distant which in turn gives access to the M5 motorway at Junction 27 (Tiverton).

Entrance Hall

Solid entrance doorway leading into entrance hallway with mosaic tiled floor, radiator, under stairs cupboard, stairs to first floor.

Sitting Room 14'1 x 11'4 (4.3m x 3.48m) measurement into bay

A light and airy reception room from which to enjoy the lovely sea views over Northam Burrows even when seated on the far side of the room. Open fireplace with cast iron grate, tiled surround with Georgian marble mantel (currently painted), original wide wooden floorboards, decorative cornice, 2 fitted storage cupboards, bay window with replacement double-glazed hardwood sash windows, radiator.

Snug/Playroom

10'5 x 7'5 (3.18m x 2.26m)

Further reception room with a feature fireplace with brick hearth and tiled surround, with replacement double-glazed hardwood French doors opening onto the Veranda leading to the garden, radiator.

Living/Dining/Family Room

18'5 x 12'2 (5.39m x 3.71m) into bay window

A spacious family-sized room with feature chimneybreast housing gas fired Rayburn (used for background heat), original fitted storage cupboards and shelving, white gloss fitted base units housing an eye level electric oven and eye level microwave, built in integral fridge/freezer, attractive floor of slate and brick, radiator. Bay window with replacement double-glazed hardwood sash windows to the front from which to enjoy the far-reaching views of the coast. Leads into the:

Kitchen 6'8 x 12'9 (2.03m x 3.9m)

A light and modern kitchen which is fully fitted with a range of white gloss base units with worktops over, integrated four ring induction hob, integrated washing machine and dishwasher, 1.5 bowl stainless steel square sink with mixer tap, space for tumble drier, windows overlooking the

delightful garden, additional Velux window, tiled floor, double doors leading to the Veranda/Patio area.

Wet Room

5'7 x 5' (1.71m x 1.53m)

Fitted with a shower with rainforest head and hand held attachment, glass screen, low level w.c, wash hand basin, floor to ceiling tiling, tiled floor, heated towel rail, Velux window and window overlooking rear garden.

First Floor

Landing

Original Georgian balustrade.

Bedroom 1

13'6 x 9' (4.11m x 2.74m)

A good sized master bedroom with a feature Georgian fireplace set in mantel surround, fitted wardrobe, original wide wooden floorboards, replacement double-glazed sash window to the front enjoying stunning coastal views towards Lundy, radiator.

Bedroom 2

10'11 x 9' (3.33m x 2.74m)

A further double bedroom with a feature Georgian fireplace set in mantel surround, original wide wooden floorboards, replacement double-glazed sash window to the front enjoying far-reaching sea views.

Bedroom 3

11'11 x 8'5 (3.48m x 2.57m)

Double bedroom with original wide wooden floorboards, and window overlooking the rear garden, loft hatch, radiator.

Bedroom 4

8'6 x 6'6 (2.6m x 1.98m)

Currently utilised as a study with a replacement double-glazed casement window overlooking the rear garden, radiator.



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.





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Bathroom

9' x 8'5 (2.74m x 2.57m)

A large family bathroom fitted with a rounded deep bath with shower over and glass shower screen, feature oval wash hand basin mounted on a marble topped vanity unit with storage cupboard beneath and tiled splashbacking with mirror over, low level w.c, heated towel rail, further radiator, window overlooking rear garden. Tiled floor. Wall mounted gas boiler providing the property with central heating and hot water housed in a purpose-built unit.

Outside

To the front of the property there is a pedestrian gated entrance with original slate steps to the front door with feature portico and entrance doorway to the property.

To the rear accessed from the Snug and the Kitchen there is a brick paved Veranda with a glass sloping roof with tiled worktop/serving area and steps leading up to the garden.

The delightful south facing gardens is a particular feature and is fully enclosed by high stone walls. The garden is mainly laid to lawn with various flower and shrub beds, trees and conifers. There is a summerhouse and adjacent patio area. The gardens are truly delightful and really should be viewed to be fully appreciated.

Parking

Although there is no dedicated parking for this property there are places to park in North Street or on the Square by the shops. For long term parking there is plentiful free parking behind the church off the Square, all within a short distance of the house.

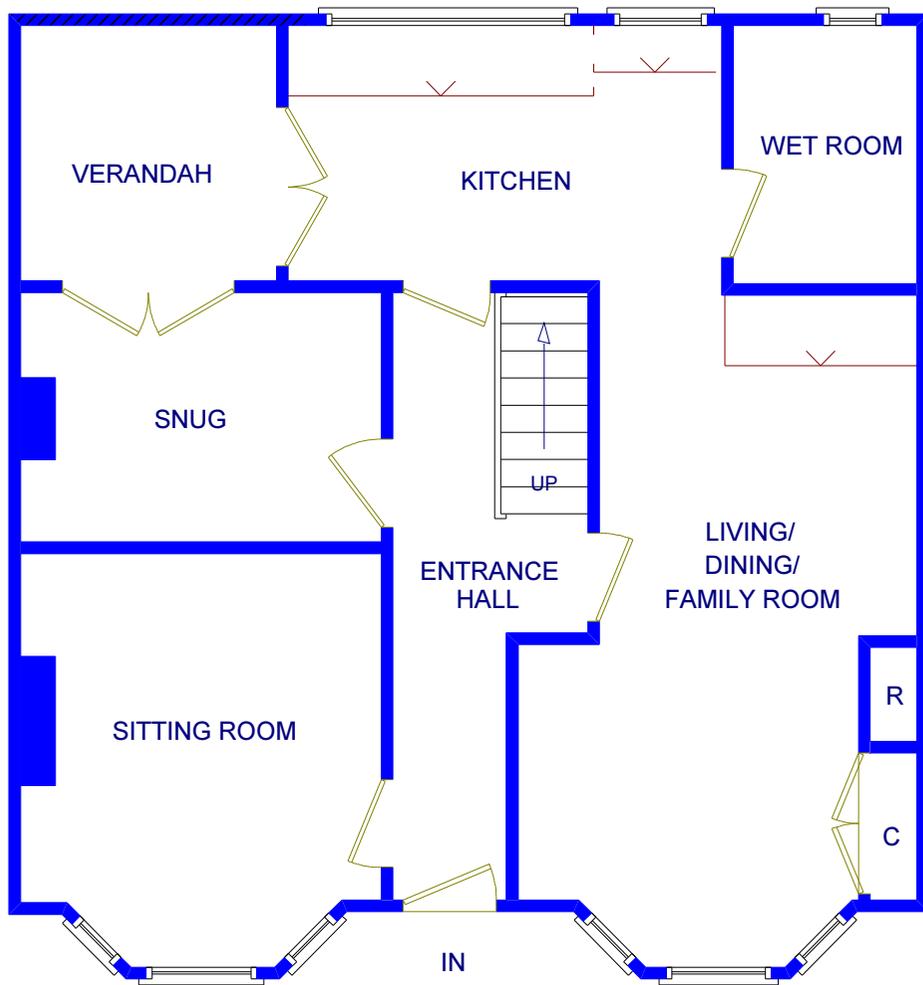
Services All mains services are connected.

Energy Performance Certificate: D

Council Tax Banding: B

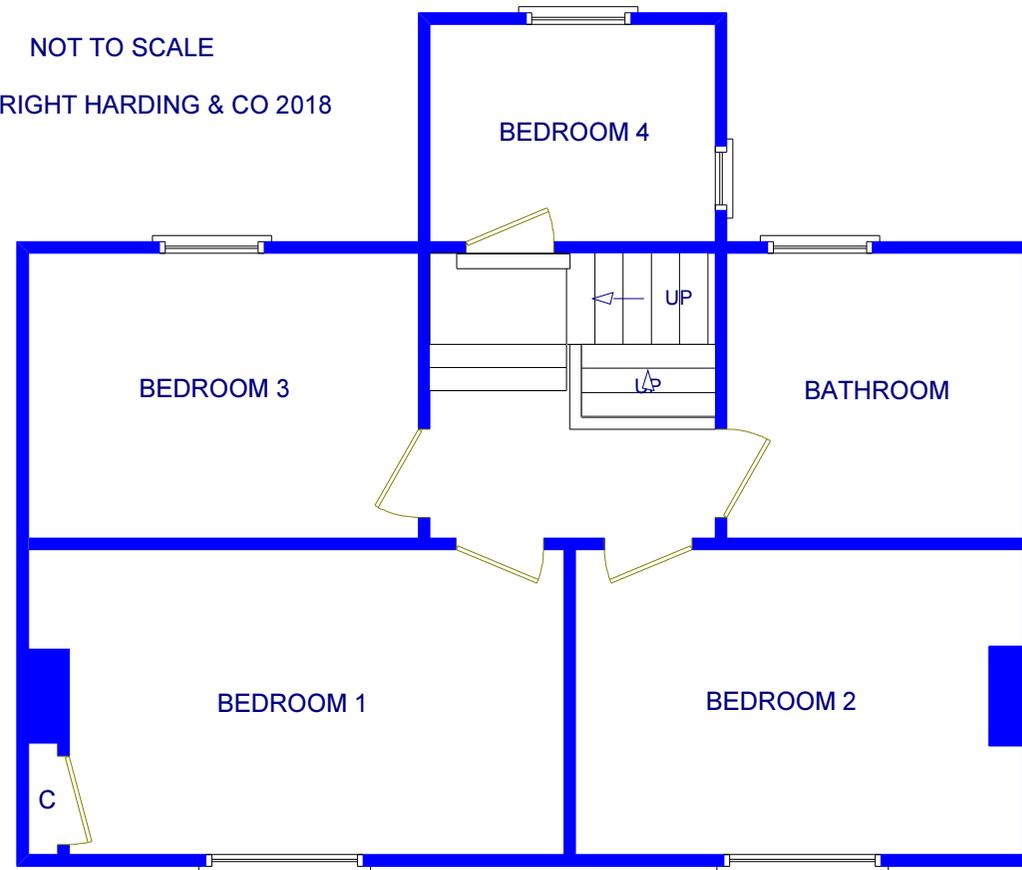
Directions:

From Bideford Quay proceed towards Northam following the signposts into the village. Upon reaching Fore Street take the 3rd right hand turning onto Cross street. At the crossroads turn left and follow the road around onto North East Street. Follow this road around to your left as it leads onto North Street where number 11 will be located on your left hand side clearly marked with a For Sale sign.



GROUND FLOOR

NOT TO SCALE
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FIRST FLOOR



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