



Stoneleigh
Bay View Road, Northam, Bideford, Devon EX39 1AY

Price Guide: £525,000

HARDING & CO
ESTATE AGENTS & VALUERS

Stoneleigh is a detached, spacious and individual residence, full of natural light, located on one the most sought after roads in Northam in a private tucked away position. The property is situated in the middle of a sizeable walled plot with extensive parking to the front for multiple vehicles as well as motor home or boat. There is a double garage, workshop and lovely gardens on all sides of the property.

The accommodation is deceptively spacious and would be ideal for either a growing family home or equally suitable for active retired buyers due to the close proximity to great facilities within easy walking distance. There are two reception rooms, kitchen/breakfast room, utility room, WC, bedroom and en-suite on the ground floor. On the first floor there are three further double bedrooms and family shower room. Due to its slightly elevated position, distant sea views towards Braunton Burrows and Saunton can be enjoyed from the first floor.

The house is near the bus stops for the 21 (Westward Ho!), 21a (Appledore) and 16 (Kenwith) buses into Bideford and beyond. It is a 5 minute walk to Northam for local shops, pubs, Northam Coffee shop, and The Crowbar restaurant and wine bar. Northam Library, Northam Hall, and St Margarets church are a short walk from the house.

The beaches at Westward Ho! and Sandymere are a 20 minute walk or 5 minute drive away, and the house is within the part of Northam Parish that is entitled to a £20 pass for parking on Northam Burrows in the summer.



Internally... The entrance to the property is located to the left hand side of the property via a canopy porch and doorway that leads into the hallway. The particularly appealing hallway has solid oak flooring and a lovely staircase (with cupboard underneath) that takes you to the first floor, plus a cloakroom and doors that lead into all of the reception rooms and the kitchen/breakfast room.

Also, on the ground floor is an impressive double bedroom with fitted wardrobes and modern en-suite shower room, this room would be ideal for a dependant relative or teenager wanting their own independence. The sitting room is located to the rear of the property and has a noticeably high ceiling giving an element of space, there are sliding patio doors to the rear garden and open fireplace with multi fuel burning stove.

There is a large multi-functional reception room that can be used as a bedroom or home office. The superbly re-designed and entirely replaced kitchen located to the front of the property has enough entertaining space for a large table and chairs. There is a door to the useful utility that includes a pantry.

The first floor landing is a very light and welcoming space with doors to the family shower room which has a double shower cubicle, WC and sink. Doors from the landing lead to the further three double bedrooms (two with fitted wardrobes). The largest bedroom is located to the front has windows that enjoy glimpses of the sea between the trees.

Externally... The property is accessed from Bay View road via a pair of wooden double gates and high stone wall with a sweeping tarmac driveway that leads up to the property and the garaging. There is extensive parking for multiple vehicles as well as space for a motor home or boat, there is a detached double garage and stone workshop both with light and power connected. The front gardens have planted flower and shrub beds and an area of stone chippings for easy maintenance that provides a wonderful place for barbeques and outside dining. The stone built walls, which provide south and west facing growing areas, have been

planted with espalier-style orchard trees including apples, plums, pear, cherries, apricots and quince. A black grape vine enjoys the south facing back wall of the house.

The lawn area is maintained as a meadow, with Yellow Rattle in the spring. Other wild flowers that currently grow there include clover, All Heal, Antirrhinum, Jack-go-to-bed-by-Noon and poppies. The pond is also maintained for wildlife, with newts, frogs and toads appearing in spring.

Services: All main services connected. Gas fired central heating. Fibre broadband to the house.

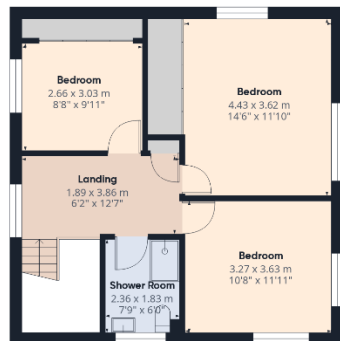
Energy Performance Certificate: TBC
Council Tax Banding: F

Directions From Bideford Quay with the River Torridge on your right hand side proceed towards Northam passing Morrisons Supermarket on your right. At the Heywood Road roundabout continue straight across signposted towards Northam and Westward Ho!. Continue along this road passing the Durrant House Hotel on your right hand side. As the road heads down hill, at the brow of the hill, take the second left hand turning onto Bay View Road where the property can be found on the left hand side.

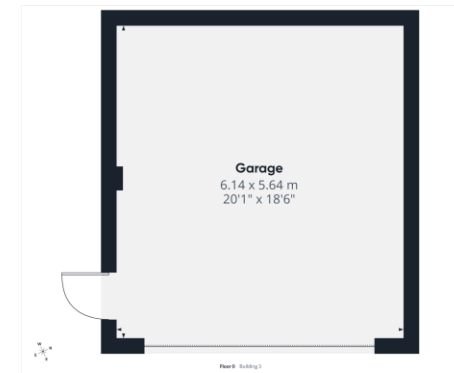




Floor 0 Building 1



Approximate total areaⁿⁱ
160.4 m²
1725 ft²



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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.

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