



## 1 Northam House Heywood Road, Northam, Bideford, EX39 1AL

Price Guide £325,000

- Stunning Period Features
- Garage With Parking
- Large South Facing Communal Gardens
- Stunning Character Features
- NO CHAIN!
- Grade II Listed
- Spacious, Well-Planned Accommodation
- Close To Amenities
- Small Drive To The Beach



# 1 Northam House Heywood Road, Bideford EX39 1AL

Welcome to 1 Northam House, this impressive period residence dates back to the 1700s, brimming with charming character features. The home offers spacious, thoughtfully designed accommodation throughout, including two generously sized bedrooms, both with ensuite bathrooms, and a stunning sun lounge that overlooks the extensive communal walled gardens. The property further benefits from its own private courtyard, a convenient store area, and a garage with two parking spaces. Situated just a short stroll from Northam's village square and within easy reach of Bideford Town, this home is perfect as a distinctive main residence or a coastal retreat. Early viewings are highly recommended!



Council Tax Band: B



## Ground Floor

### Hall

The entrance hall offers a warm welcome into the home, with ample space for coats and shoes.

### Sun Lounge

16'9" x 12'9"

Flooded with natural light, the sun lounge offers stunning views of the south-facing gardens. This versatile space is perfect for relaxing or serving as a formal dining area and provides access to the front of the property, the rear gardens, and the entrance hallway.

### Lounge/Diner

19'7" x 15'1"

The Lounge/Diner boasts high ceilings and a generous space with a large window flooding the room with natural light. The room boasts stunning ceiling coving and a large statement chandelier, there is also ample room for a large dining table and chairs.

### Kitchen

12'0" x 7'6"

The kitchen has been well fitted with a range of matching hand and eye level units, housing an electric oven with a large five ring gas hob, a stainless steel sink with drainer, built in dishwasher and recess for a fridge/freezer. There is ample worktop space and under counter storage.

### Utility

Offering convenient extra worktop space and room for white goods, the utility also provides valuable additional storage space and a low level WC.

## First Floor

### Bedroom One

16'0" x 12'7"

A generously sized double bedroom featuring a dual aspect with delightful views over the garden. The room benefits from fitted wardrobes and its own ensuite shower room.

### Ensuite

A modern three-piece suite comprising a low-level WC, a hand wash basin with a vanity unit below, a walk-in shower cubicle, and a heated towel rail.

### Bedroom Two

11'10" x 10'9"

A spacious double bedroom with a delightful view overlooking Northam's historic War Memorial. This room also features a built-in wardrobe with sliding mirrored doors and its own ensuite.

### Ensuite

A stylish three-piece suite featuring a corner shower cubicle, a low-level WC, and a hand wash basin.

### Garage

16'2" x 8'7"

The garage, accessed via an up-and-over door, is equipped with both electricity and lighting.

### Outside

The property enjoys access to stunning south-facing communal gardens, shared with just four other residences within Northam House. These beautifully maintained grounds are mostly lawned, spanning approximately half an acre and enclosed by an impressive high stone wall. In addition, the property boasts its own private patio-style garden at the front, adorned with shrub borders and flower beds. It also includes a separate storage area exclusive to 1 Northam House and benefits from two allocated parking spaces.

### Services

The property is connected to all mains services and features gas-fired central heating. A maintenance charge of £200 per annum is payable to the residents' association, shared among the five owners of Northam House, to support the upkeep of the communal gardens.

### Agents Note

Please note that the following restrictive covenant applies to the property:

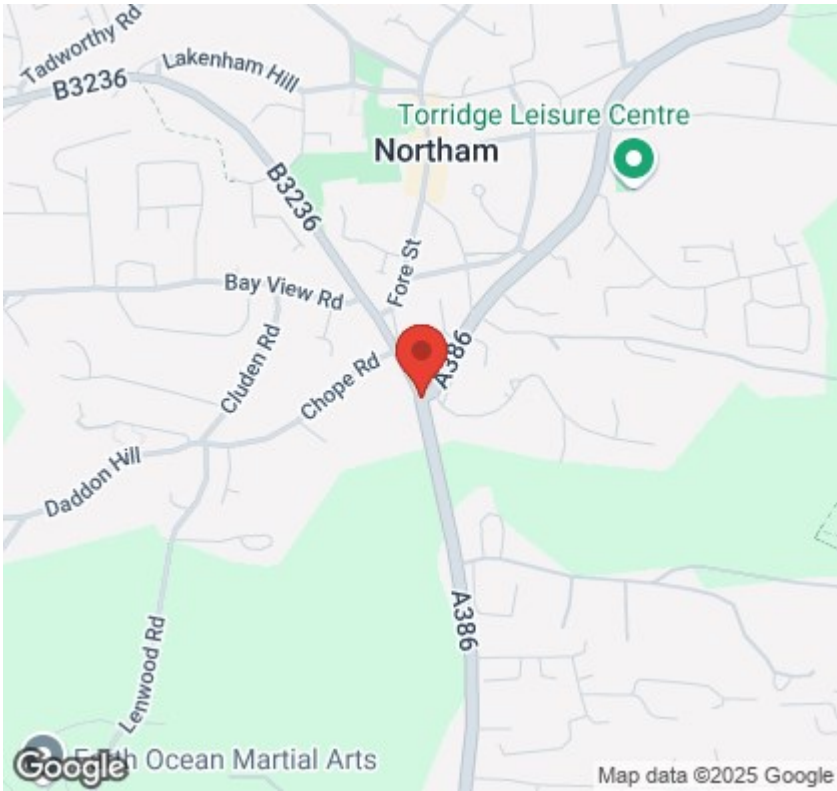
No dwellinghouse which shall be erected on the said property shall at any time be used for any purpose other than that of a single private dwellinghouse in the occupation of one family and no trade business or manufacture whatsoever shall be set up or carried on thereon or on any part thereof





# Directions

From Bideford, head north toward Northam, Appledore, and Westward Ho! Cross the Torridge Bridge and continue through the Heywood Road roundabout. After about half a mile, turn right before entering Northam, following signs for Appledore. Take the next left into Foxhill, then the driveway on the left just past the garages. Bear left at the end of the driveway to reach the garage and parking courtyard of Northam House.



# Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

# EPC Rating:

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

