



25 Windmill Lane

Northam | Bideford | EX39 1BZ

JAMES FLETCHER

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exp UK

25 Windmill Lane, Northam

Commanding a fine panoramic coastal vista, this impressive 3/4 bedroom detached residence enjoys tremendous views to Instow, over the estuary and out to sea. The subject of significant improvement in recent years, the property has been thoughtfully renovated and converted, and now boasts adaptable accommodation, presented immaculately throughout. Flooded with a wealth of natural light and stylishly finished with a wealth of unique features, the property also occupies a generous plot with a mature garden to the rear. Within walking distance of both Appledore & Westward Ho!, and with the coast path almost on the doorstep, this is the perfect property for those seeking an impressive, and easy to run home on the North Devon coast.

The property is well-positioned in a popular residential location, occupying an elevated position close to centre of the ever-popular village of Northam. Northam itself is a charming village situated on the North Devon coast, offering a delightful blend of history, natural beauty, and community spirit. From Bone Hill, it overlooks the estuary where the Taw and Torridge rivers converge, providing breath-taking views. The village offers a convenience store and newsagents along with a doctor's and dentist surgery, primary schooling and a swimming pool/gym. The nearby Northam Burrows Country Park, forming part of North Devon's UNESCO Biosphere, is also home to the Royal North Devon Golf Course. A popular village, Northam offers residents a quieter alternative to the traditional coastal locations but is within walking distance of both Westward Ho! and Appledore.

Also close by, and connected by a regular bus service, is the historic port town of Bideford, which provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping.

The A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. From here, the A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

Commanding a fine panoramic coastal vista, this impressive 3/4 bedroom detached residence enjoys tremendous views to Instow, over the estuary and out to sea.

The property opens to an inviting entrance hall, welcoming you into the home and providing stairs to the first floor. Attractive wood floors flow through the ground floor which boasts an impressive open-plan kitchen/diner/family room with large sliding doors, perfectly framing the coastal view, and opening onto the balcony at the rear. This impressive room, flooded with natural light, boasts a glorious panoramic view of the coast. The kitchen is fitted with a range of work surfaces comprising a modern Belfast sink with drawers and cupboards below and matching wall-units over, built-in appliances include an oven & hob, fridge/freezer and dishwasher. There is ample lounge & dining space also opening onto the balcony, which undoubtedly becomes an extension of the home in the summer months and where magnificent sunsets can be enjoyed with the sun streaming in until the end of the day.

The ground floor accommodation continues with an adaptable snug/home office/bed 4 found at the front of the home, along with 2 further double bedrooms and a well-fitted family shower room.

Stairs to the first floor offer a unique balustrade feature and open to the truly impressive main bedroom. A large double bedroom with built-in wardrobes and stylishly-fitted ensuite, the main bedroom enjoys a superb picture window that takes full advantage of the panoramic coastal vista and both the morning and evening sunlight. In addition, there is a useful store room which could be converted further to create a dressing room or home office, subject to any necessary consents.

The property has been thoughtfully & sympathetically refurbished, also enjoying air source, underfloor heating throughout to keep running costs to a minimum.

OUTSIDE & PARKING

The property is approached at the front with a manageable garden, laid with a patio and small flower bed with a variety of plants and shrubs and central path leading to the front door. It is felt that there is potential to create a driveway, subject to the necessary consents, however, there is ample on-street parking on a first come, first served basis. There is side access to the rear garden which enjoys a generous balcony, taking full advantage of the view, along with a sloping lawned garden with mature plants, a number of fruit trees and ample space for a productive vegetable plot.

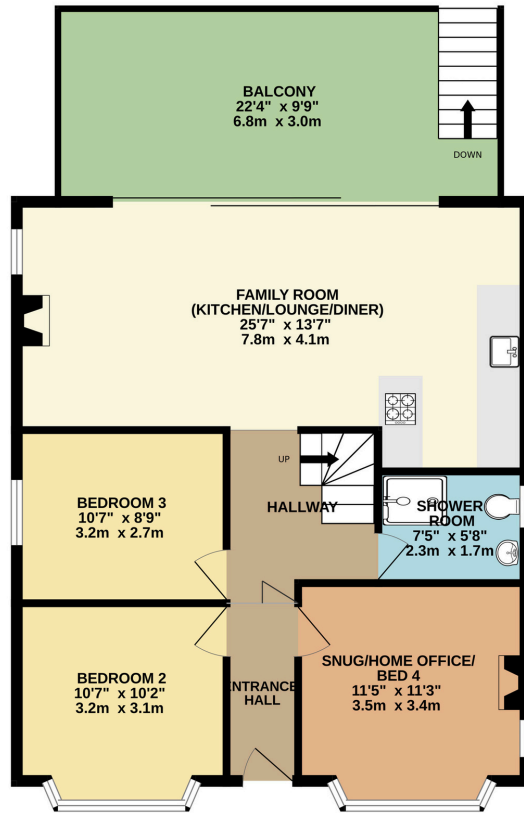
VIEWINGS

By appointment only with the sole selling agent.

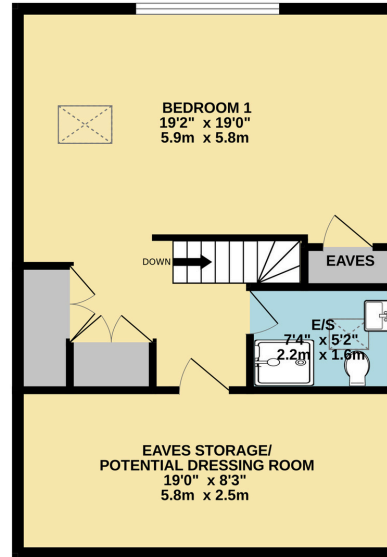




GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



25 WINDMILL LANE, NORTHAM

TOTAL FLOOR AREA : 1278 sq.ft. (118.7 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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Services: Air Source Heating (Underfloor), Mains Electricity, Water & Drainage

EPC: C

Tenure: Freehold

Council Tax: Band C

Local Authority: Torrridge District Council

Sellers Position: Motivated - have found a property to buy (with no onward chain!)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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