



62 Kimberley Park

Northam | North Devon | EX39 1GG

JAMES FLETCHER

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62 KIMBERLEY PARK

Originally the former show home of this much sought-after development in Northam, this impressive and individual residence offers a wonderful balance of space and location, perfect for those seeking comfort and convenience close to the idyllic North Devon coast. Set on a generous plot, the property is thoughtfully designed with flexible accommodation arranged over 3 floors, a beautifully landscaped wrap-around garden that enjoys the afternoon and evening sun, and a gated driveway providing ample off-road parking and a double garage. Also enjoying distant views of the sea from the top floor, easy access to nearby parks, schools, walks along the coast path and Westward Ho!'s glorious sandy beach, the property is perfect for growing families, and offers an unrivalled opportunity to enjoy spacious coastal living in a convenient position.

Perfectly placed just a short stroll from nearby parks, primary schooling, Active Torridge swimming pool/gym and tranquil riverside walks along the coast path, the property occupies a much sought-after position within 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!, with its glorious sandy beach, and Appledore with its maritime charm.

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

The property opens to a large and inviting entrance hall, welcoming you into the home and providing stairs to the first floor, along with a useful ground floor cloakroom fitted with a low-level W.C and wash basin. The accommodation is flooded with natural light which creates a wonderful ambiance that continues throughout the home. The hallway then flows seamlessly, connecting the ground floor accommodation, which comprises a spacious kitchen/breakfast room with a utility off and double doors to the rear garden, an adaptable dining room which could be utilised as a play room/home office, and a generous dual aspect lounge with a feature fireplace, also with double doors opening to the garden. The kitchen is well-fitted with a range of work surfaces comprising a 1 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall units over, a built-in oven and gas hob with extractor over, space for a fridge/freezer and space and plumbing for a dishwasher, there is ample informal dining space making this the hub of the home. The utility is also fitted with work surfaces comprising a sink and drainer unit with cupboards below, space and plumbing for a washing machine and a wall-mounted gas boiler.

Stairs rising to the first floor open to a spacious landing, that also makes for an excellent study space or reading nook, connecting 3 bedrooms, the family bathroom and a useful airing cupboard. The main bedroom is found on this floor and enjoys "his & hers" built-in wardrobes along with a well-fitted ensuite, comprising a shower, low-level W.C and wash basin. There is a single bedroom found at the front of the home and a comfortable double bedroom at the rear, both also with built-in wardrobes. In addition, there is a well-fitted 4 piece bathroom comprising a white suite with a bath, separate shower, low-level W.C and wash basin.

Stairs to the second floor open to another generous landing with a large linen cupboard, along with 2 further spacious double bedrooms, each with built-in wardrobes and sharing a "Jack & Jill" ensuite. The ensuite is fitted with a white suite comprising a shower, low-level W.C and wash basin. Distant sea views can also be enjoyed from this floor with far-reaching views towards Westward Ho!. This floor also offers tremendous flexibility for grown-up children or a dependant relative to have their own space and independence.

In all, the property is immaculately presented throughout and offers generous accommodation with tremendous flexibility for growing families, those hoping to relocate to the North Devon coast or those that need space to work from home.



OUTSIDE & PARKING

The property is approached at the front by a private gated driveway providing ample off-road parking and leading to the double garage (6m x 5.5m), with up and over doors, and providing useful storage. The gardens have been thoughtfully landscaped and wrap around the home with a manageable lawns and large patio areas making the most of the afternoon and evening sun, taking full advantage of magnificent sunsets. The gardens are the perfect space for kids to play, explore and kick a ball, and are also a blank canvas for anyone with green fingers. Just a short walk away from the home is a large open space with a children's park, along with easy access to the coast path and riverside walks.

VIEWINGS

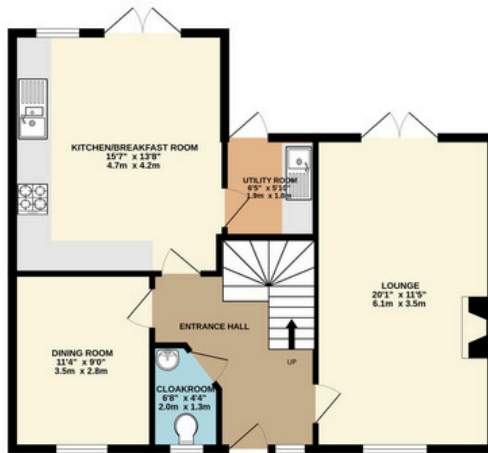
By appointment only with the sole selling agent.



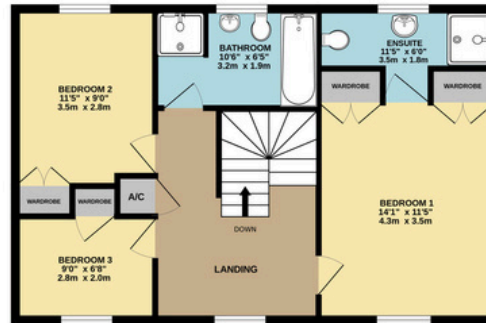




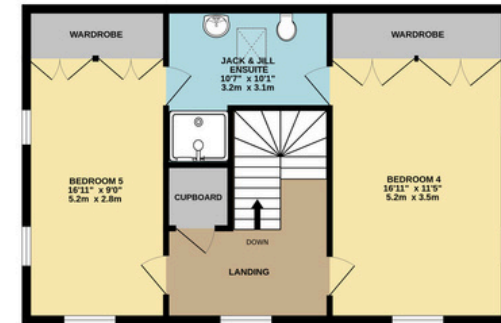
GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



2ND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



KIMBERLEY PARK, NORTHAM

TOTAL FLOOR AREA: 1949 sq.ft. (181.1 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:** All mains connected. Gas-fired central heating
- **EPC:** C
- **Tenure:** Freehold
- **Council Tax:** Band F
- **Local Authority:** Torrington District Council
- **Sellers Position:** Actively seeking their next home, no onward chain may be considered

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 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.