



14 & 15 North Street
Northam | EX39 1DH

JAMES FLETCHER

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14 & 15 North Street

Enjoying a glorious coastal vista with sweeping sea views, this utterly charming residence, comprising a 4-bedroom cottage with a separate self-contained 1-bedroom annexe, offers a unique lifestyle opportunity within this quintessential village position. Beautifully appointed throughout, this captivating home offers spacious and well-planned accommodation oozing with attractive character features, along with a tranquil rear garden enjoying a view of the sea, and ample off-road parking. Perfectly-placed in the centre of the village, the property offers tremendous flexibility and makes for a wonderful family home, a dual occupancy opportunity or a home with income potential, close to the idyllic North Devon coast.

The cottages are perfectly-placed in the oldest part of the village and centrally located in Northam, a quintessential village between Appledore & Westward Ho! 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, newsagents and a coffee shop, along with a doctor's and dentist surgery, primary schooling and a swimming pool/gym. The nearby Northam Burrowsa Country Park, forming part of North Devon's UNESCO Biosphere, is also home to the Royal North Devon Golf Course, just a short walk away. A popular village, Northam offers residents a quieter alternative to the traditional coastal locations but is within walking distance of both Appledore & Westward Ho!. Appledore is a historic maritime village with a bustling quayside, popular cafes and restaurants and narrow streets lined with fishermen's cottages whilst Westward Ho! boasts a sandy, blue-flagged beach, popular with families and surfers alike. In addition, Instow, found just across the estuary, offers a riverside beach with sand dunes, access to the Tarka Trail and a number of award-winning restaurants, along with the popular yacht club and a pedestrian ferry to Appledore in the summer months.

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

Stepping inside, the main cottage opens to a warm and inviting entrance hall, providing stairs to the first floor. The entrance hall then flows seamlessly to the cosy sitting room, enjoying an electric fire, a "polished plaster" finish and windows at the front that flood the home with natural light. At the rear of the home is a well-fitted cottage kitchen comprising a range of work surfaces with an inset sink & drainer, drawers & cupboards below and matching wall-units over, space for a cooker with an extractor over and a built-in dishwasher. The kitchen is open to the adaptable dining/family room, with an attractive feature fireplace, integral door to the annexe and a door to the conservatory/garden room. The conservatory/garden room offers a wonderful escape at the rear of the home, offering informal dining space and enjoying the view, along with space & plumbing for a washing machine & tumble dryer and sliding doors to the garden.

Stairs rise to the first floor landing which opens to 4 good-sized bedrooms and the family shower room. The main bedroom is found at the rear of the home, enjoying built-in wardrobes and far-reaching views of the sea, whilst the 3 further bedrooms offer flexibility for family, guests or home working. The shower room is well-fitted with a corner shower, low-level W.C, a wash basin and a heated towel rail.

Adjoining the main home but totally separate, the 1-bedroom self-contained annexe is perfect for multi-generational/dual occupancy living, Airbnb hosting, or a long-term rental to derive an income. The ground floor provides a large open-plan kitchen/lounge/diner, a conservatory and a convenient cloakroom, whilst the first floor enjoys a large bedroom, with a view of the coast, and a separate shower room. The annexe is independent from the main home however, there is an interconnecting door on the ground floor allowing the annexe to be connected, also with scope to be joined on the first floor too, subject to any necessary consents.

In all, this captivating home offers a unique opportunity within this much sought-after position, close to the coast. The cottages could also be split totally to create two separate dwellings, subject to any necessary consents.

OUTSIDE & PARKING

The cottages are approached from North Street and provide ample off-road parking for a number of vehicles - a real commodity in the centre of the village - also with space for a large shed/workshop, or the opportunity to build a garage/carport, subject to planning permission. At the rear of the home is a tranquil cottage garden, the perfect escape for families, entertaining and alfresco dining, offering easy maintenance and sweeping views of the sea.



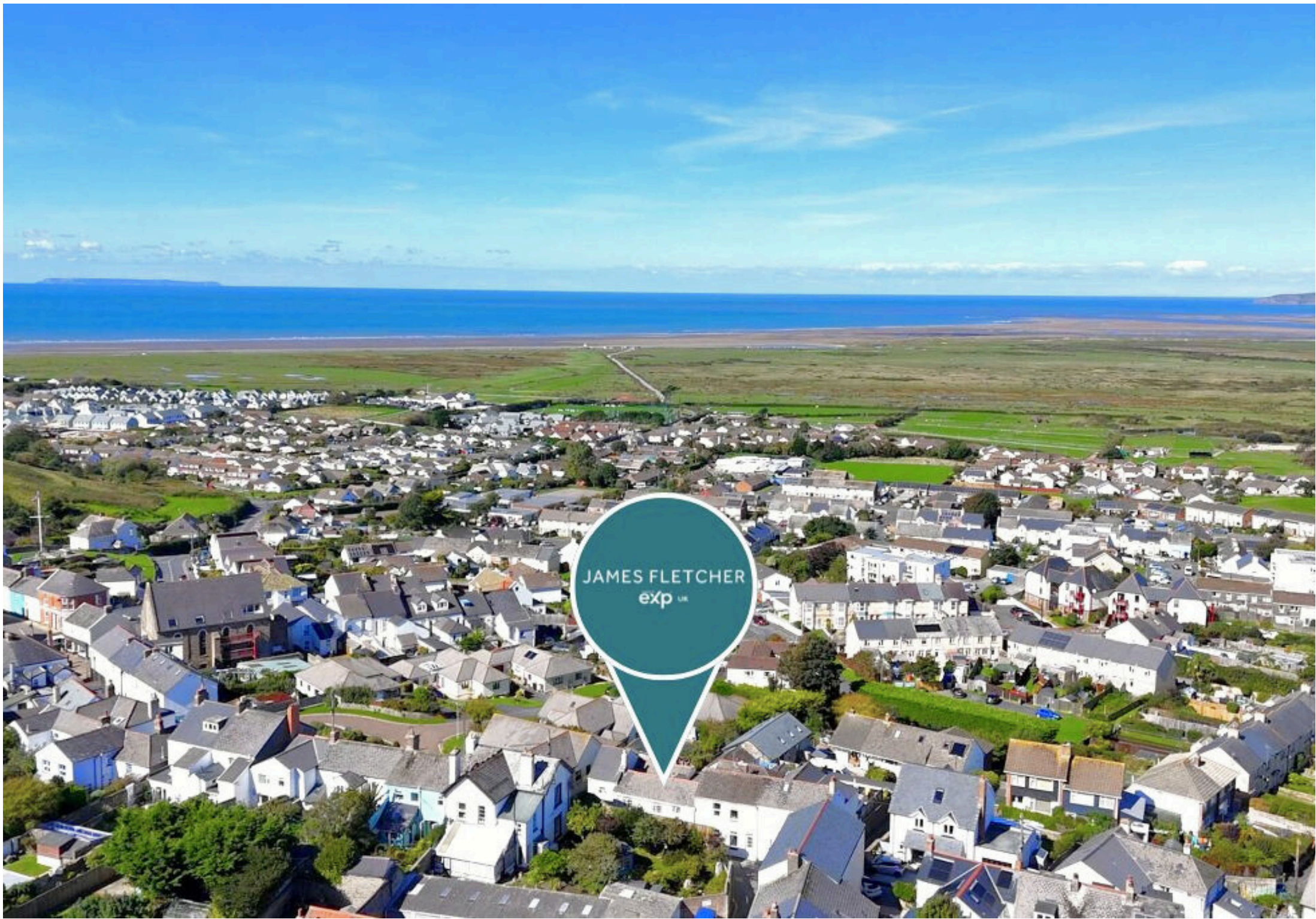
VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.





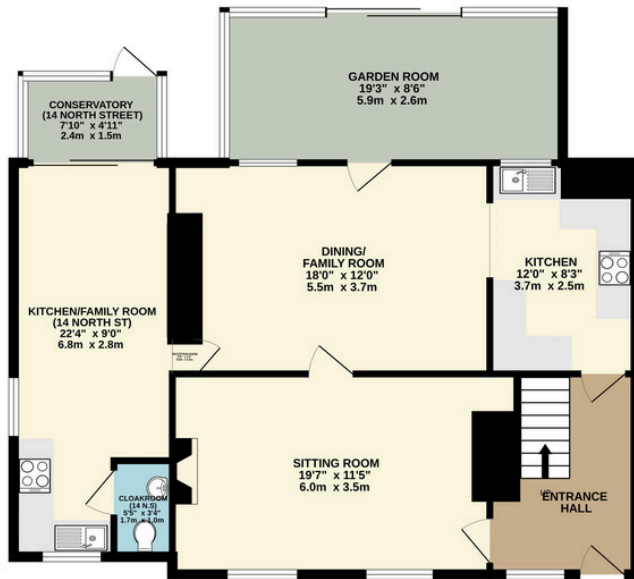
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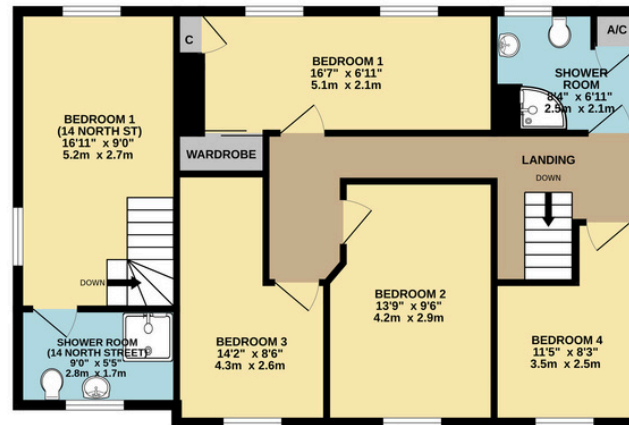




GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



14 & 15 NORTH STREET, NORTHAM

TOTAL FLOOR AREA : 1790 sq.ft. (166.3 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:** Mains Electricity, Water & Drainage
- **EPC:** 14 North St: C | 15 North St: D
- **Tenure:** Freehold
- **Council Tax:** 14 North St: Band A | 15 North St: Band C
- **Local Authority:** Torrington District Council
- **Sellers Position:** Motivated - has found a home to buy (with no chain!)

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

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	70 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, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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