



60 Cross Street
Northam | EX39 1BX

JAMES FLETCHER
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60 Cross Street, Northam

Set in the heart of Northam, enjoying far-reaching sea views and within walking distance of the nearby coast path, this impressive cottage and attached annexe is well-placed within this much sought-after village position. Boasting spacious and well-planned accommodation, brimming with attractive character features and immaculately presented throughout, the property also enjoys off-road parking and a generous rear garden, along with a thoughtfully-crafted, self-contained Air B&B annexe. Offering the perfect balance of character and stylish modern features, this individual lifestyle residence offers tremendous flexibility and makes for a wonderful family home or a captivating property to relocate to North Devon, with the opportunity to generate an immediate income too.

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, coffee shop & art studio, 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 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 property opens to an inviting hallway with an original Victorian tiled floor, stairs to the first floor and useful understairs storage. At the front of the home, the cosy lounge commands an attractive stone fireplace housing a wood-burning stove along with a slate hearth and exposed wood floorboards. At the rear of the home is a generous open-plan kitchen/diner with double doors opening to the garden. The kitchen is fitted with a range of solid wood work surfaces comprising a ceramic 1 & 1/2 bowl sink & drainer unit with drawers & cupboard below & matching wall-units over, space for a large "Range"-style cooker, a built-in dishwasher, natural slate tiled floor and underfloor heating. Off the kitchen is a convenient utility room with space for a fridge/freezer, space & plumbing for a washing machine and useful storage.

Stairs to the first floor rise to a generous landing, opening to 3 double bedrooms and the family bathroom. The main bedroom is found at the front of the home with a feature fireplace, a large built-in wardrobe, exposed wood floorboards and an ensuite, fitted with a shower, low-level W.C and wash basin. Two further bedrooms are found at the rear of the home, overlooking the garden and enjoying far-reaching views of the sea. The family bathroom is stylishly-fitted with a white suite comprising a bath with electric shower over, low-level W.C, wash basin, a heated towel rail & fully tiled walls & floors.

In addition to the main home, the property features a thoughtfully-crafted, self-contained annexe, which is currently run as a successful Air B&B, with separate side access and double doors from the garden. Enjoying open-plan living space with a well-planned kitchenette, fitted with a range of work surfaces comprising an inset sink with drawers & cupboards below and built-in appliances including an oven & electric hob, a dishwasher & fridge/freezer. Ample lounge/seating space and a built-in dining area, useful built-in storage, underfloor heating and steps up to the mezzanine bed with electric Velux windows. A sliding door opens to the shower room which is well-fitted with a shower, hidden cistern W.C, wash basin & a heated towel rail.

In all, this attractive home enjoys a wealth of character and offers adaptable accommodation with space, style and comfort on the North Devon coast.

OUTSIDE & PARKING

The property is approached at the front by a brick-paved driveway providing off-road parking and a courtyard garden laid to chippings for easy maintenance, whilst the generous rear garden is a real feature of the home. Immediately enjoying a large natural slate patio, the rear garden has been cleverly terraced with level lawned areas and a large decked seating area taking full advantage of the sun throughout the day, the perfect spot as the sun goes down. In addition, there is a summerhouse which could double up as a home-office/garden bar, with light & power connected, a useful storage shed - perfect for surfboards and bikes, and a covered log store. There is also useful side access off the nearby "drangway", connecting Cross Street & North Street, which is shared by a neighbour. The garden is private and offers a blank canvas, perfect for little ones to explore and those with "green fingers" to thrive.

HOLIDAY LET/INCOME POTENTIAL

The annexe has been run in recent years as a successful Air B&B with very little effort and would suit those seeking the same. For details on how the property has performed, please speak to the agent.



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.





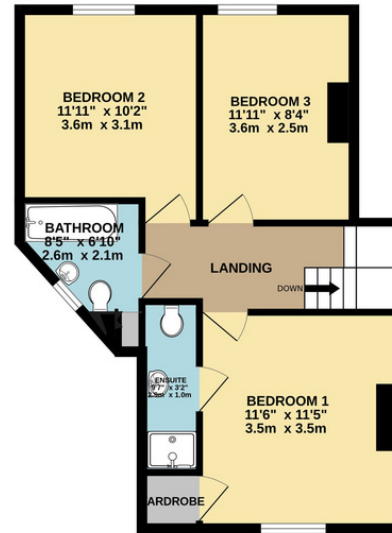




GROUND FLOOR
674 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



CROSS STREET, NORTHAM

TOTAL FLOOR AREA: 1168 sq.ft. (108.5 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, Gas, Water & Drainage.
- **EPC:** Cottage: D | Annexe: C
- **Tenure:** Freehold
- **Council Tax:** Band B | Annexe: Currently Business Rated
- **Local Authority:** Torrington District Council
- **Sellers Position:** Motivated - Actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	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, 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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