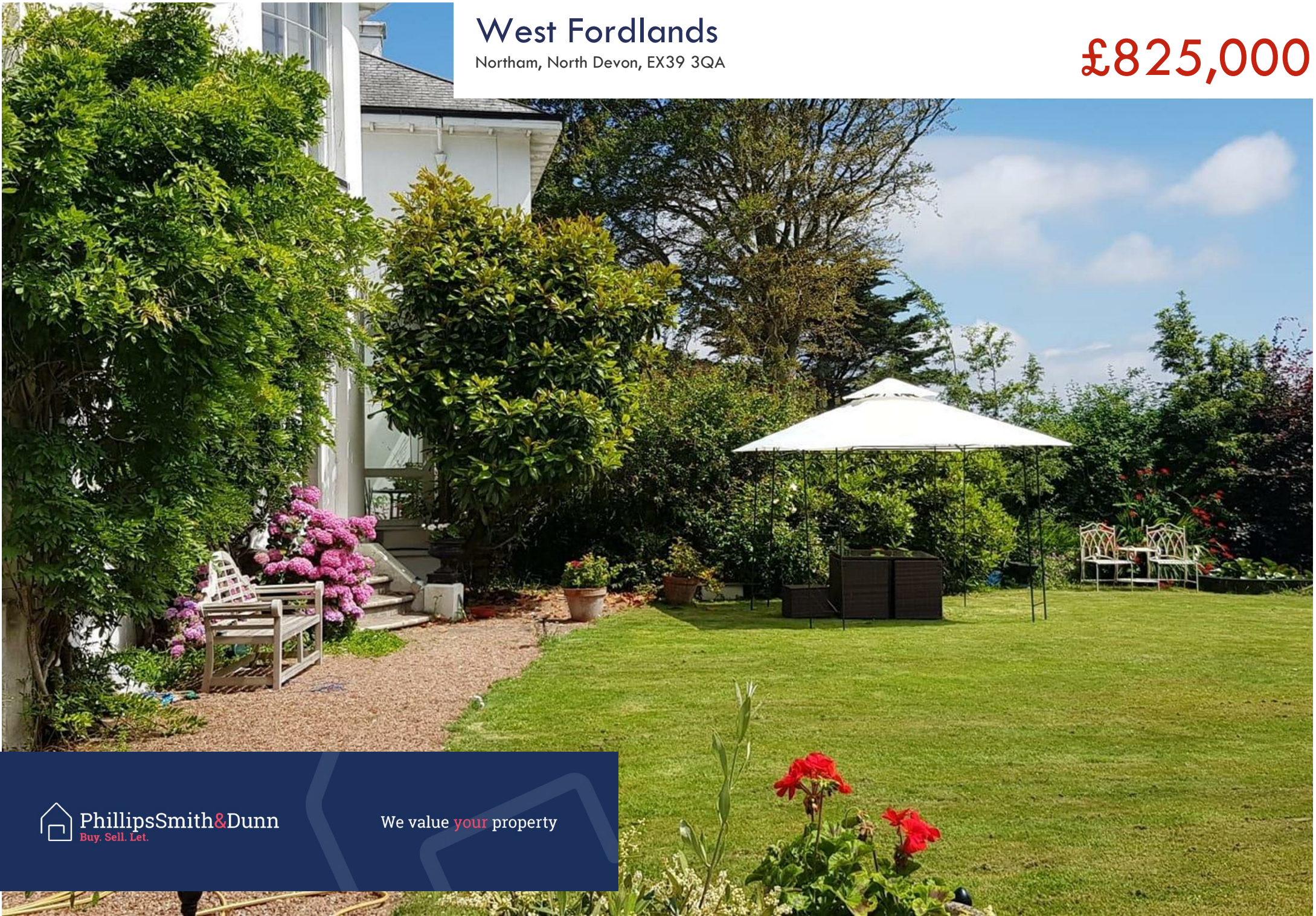


# West Fordlands

Northam, North Devon, EX39 3QA

£825,000



 PhillipsSmith&Dunn  
Buy. Sell. Let.

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# A Beautiful Period Home With Extensive Grounds Extending to 3 Acres

West Fordlands Heywood Road, Northam, Bideford, Devon, EX39 3QA



**OUTSTANDING OPPORTUNITY** - Large portion of a highly attractive COUNTRY ESTATE well positioned close to Northam with 3.5 ACRES OF LAND and original COACH HOUSE & COURTYARD. With a lot on offer the property must be viewed to be fully appreciated. Contact the Phillips Smith & Dunn, Bideford team with out hesitation for more information or to arrange your appointment.

Set within an exclusive location on the edge of this popular village and commanding fine, far-reaching views onto rolling countryside, West Fordlands is an impressive period residence, close to the coast. Forming part of a former Country Estate, originally thought to date back to c.1860 and now a Heritage Asset, the property boasts spacious accommodation with an abundance of attractive character features, all enjoying a sunny South-facing aspect. Also occupying private grounds of approximately 3.5 ACRES, the property enjoys formal gardens, a mature woodland/copse and a separate paddock (2.59 acres), along with a "Coach House" with further potential, subject to planning.

Offering the perfect balance of Coast and Country, the property is ideal for those seeking a wonderful lifestyle home or equestrian opportunity with tremendous potential within easy reach of the North Devon coastline.

Northam is a popular village providing a good range of facilities and being well located for easy access to Bideford and a number of coastal resorts with Appledore, Westward Ho! and Instow all found nearby. Appledore offers a rich maritime history with narrow streets adorned by fisherman's cottages, whilst Westward Ho! boasts a glorious sandy, blue-flag beach. Instow, just across the River Torridge, provides a number of award-winning restaurants and a sandy beach along the estuary, popular with families and dog walkers alike.



# DETAILS

The port town of Bideford provides a number of independent shops and stores, popular art galleries, cafes and bistro's and a traditional pannier market. From Bideford, there is also quick access to the Tarka Trail, popular among runners and cyclists, along with good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter and a convenient route to Tiverton and the M5 motorway via the North Devon Link Road

Located at the top of a private lane shared with only a handful of neighbours, West Fordlands is then approached by a long sweeping driveway to a private parking area.

Upon entering the property, the feeling of light and space is immediately evident and is enhanced by the tall ceilings and large sash windows. Inviting you into the home, the ground floor accommodation briefly comprises a recently-fitted kitchen/breakfast room, large sitting room, formal dining room and a truly impressive garden room/conservatory that overlooks the gardens, taking in the fine views. In addition, there is an adaptable study/home office, ground floor bathroom and utility room.

Stairs rising to the first floor open to a generous landing, leading to spacious master bedroom with curved feature windows, 3 further double bedrooms (one ensuite), the family bathroom and a separate shower room.

There is also a large cellar, currently offering excellent storage, which could be converted as part of the existing accommodation or for a dependant relative, subject to the necessary consents.

Outside, the property enjoys extensive grounds at the front of the home with a mature formal garden and woodland. The grounds then extend to a separate paddock, 2.59 acres, which could be planted as a wild or market garden or offer space for equestrian or dog training facilities. At the rear of the property is a small cobbled courtyard and separate "Coach House" which also offers further potential to convert for a dependant relative or as a boutique holiday let, subject to planning.

In all, this beautiful period home offers a wonderful opportunity with tremendous potential and is not to be missed.



## Entrance Porch

This inviting space welcomes you into the home.

## Kitchen/Breakfast Room 4.60m x 4.22m (15'1" x 13'10")

This stylish kitchen has been recently-fitted with a range of granite effect work-surfaces comprising a 1 1/2 bowl ceramic sink and drainer unit with drawers and cupboards below and matching wall-units over, space for large "Range" style cooker with extractor hood over, built-in fridge & freezer, space & plumbing for a dishwasher, cupboard underlighting, ample informal dining space and window overlooking the rear courtyard.

## Lounge 6.63m (into bay window) x 4.90m (21'9" (into bay window) x 16'1")

A generous sitting room enjoying a South-facing aspect with a marble fireplace housing a multi-fuel burner, feature corning & large curved windows overlooking the garden & flooding the room with natural light.

## Dining Room 6.13m x 4.67m (20'1" x 15'3")

A spacious formal dining room that could be adapted for multi-purpose, offering an ornate fireplace with multi-fuel burner, feature corning and ceiling rose, useful storage cupboard and large sash window overlooking the garden and enjoying a South-facing aspect.

## Study 4.87m x 2.64m max (15'11" x 8'7" max)

An adaptable room found off the hallway, making an excellent study/home office.





### **Garden Room/Conservatory 7.62m x 5.44m (25'0" x 17'10")**

A real feature of the home, this generous room offers tremendous flexibility and overlooks the gardens, boasting superb far-reaching views over Bideford and onto rolling countryside in the distance.

### **Utility Room**

Discretely accessed off the entrance hall, this useful space makes for an excellent boot room and offers space and plumbing for a washing machine & tumble dryer along with the recently-installed oil boiler.

### **Ground Floor Bathroom**

Fitted with a suite comprising a corner bath, separate shower, W.C and wash basin.

### **Inner Hallway**

Providing stairs to the first floor, useful understairs cupboard, separate cloaks cupboard and access to the cellar.

### **Landing**

A spacious landing with large walk-in linen cupboard.

### **Bedroom One 6.65m max (into bay window) x 4.91m (21'9" max (into bay window) x 16'1" )**

A generous master bedroom with built-in wardrobes and attractive curved windows commanding fine views over Bideford and onto rolling countryside in the distance.

### **Bedroom Two 4.83m x 4.57m (15'10" x 14'11" )**

A large double bedroom enjoying a dual aspect with built-in wardrobes, commanding a fine view over Bideford and onto rolling countryside in the distance.

### **Bedroom Three 3.86m x 2.71m (12'7" x 8'10")**

A good sized double bedroom with a view to the woodland.

### **Ensuite**

Fitted with a white suite comprising a shower, low-level W.C and wash basin.

### **Bedroom Four 3.93m x 2.86m (12'10" x 9'4" )**

A good sized double bedroom at the rear of the home.

### **Shower Room**

Stylishly-fitted with a large walk-in shower, low-level W.C, wash basin and heated towel rail.

### **Cellar**

With stairs from the hallway, this space, with light and power connected, offers excellent storage along with further potential to convert, subject to any necessary consents. It could be utilised as a games/media room, cinema room or even an integral annexe for a dependant relative. Room One: 6.13m x 4.60m. Room Two: 5.08m x 2.35m. Room Three: 5.13m x 2.58m. Room Four: 3.73m x 1.85m. Room Five: 2.40m x 1.12m

### **"Coach House"**

Accessed off the courtyard at the rear, this space also offers tremendous potential to convert, subject to planning. Currently offering excellent storage with light & power connected, this could be converted as additional accommodation as a home office or guest room or alternatively to create long term rental or boutique Air B&B/holiday let opportunity. Ground Floor - Room 1: 5.28m max x 2.61m max. Room 2: 5.70m max x 2.20m max. First Floor - Room 1: 7.64m max x 1.99m. Room 2: 4.70m x 2.20m.

### **Outside**

The property is accessed via a lane serving Fordlands, which splits at the end to a private sweeping driveway leading to the parking area. Immediately to the front, the formal garden is laid to lawn with flower beds and borders, mature plants and shrubs, all enjoying a sunny South-facing aspect. Across the driveway is the wild garden & woodland with a stone wall boundary, stocked with mature trees and adorned throughout different times of the year with daffodils & bluebells. To the rear of the property is an enclosed cobbled courtyard, providing access to the "Coach House". Along with the paddock, the grounds extend to just over 3 acres in all.

### **Paddock**

In addition to the formal gardens the property boasts a separate paddock, 2.59 acres, found at the front of the property with natural hedgerow boundaries. This area would suit those seeking space for horses or other livestock, somewhere to exercise dogs or as a market garden.

### **Agents Note**

(i) The seller has informed us that they intend to place an "overage" on the paddock at the front of the property upon completion. For more details, please speak with a member of the team.

(ii) The property has been extensively modernised by the current owner, including a recently-fitted central heating system (2019) & new sewage treatment plant fitted to existing tank - private to West Fordlands (2023).

(iii) Photos marked with a red line/arrow are purely illustrative and may not represent the true boundaries.





SERVICES - Mains Electricity & Water, Oil-fired Central Heating, Treatment Plant Drainage.  
EPC - E  
TENURE - Freehold.  
COUNCIL TAX - Band E.  
LOCAL AUTHORITY - Torridge District Council.



## DIRECTIONS

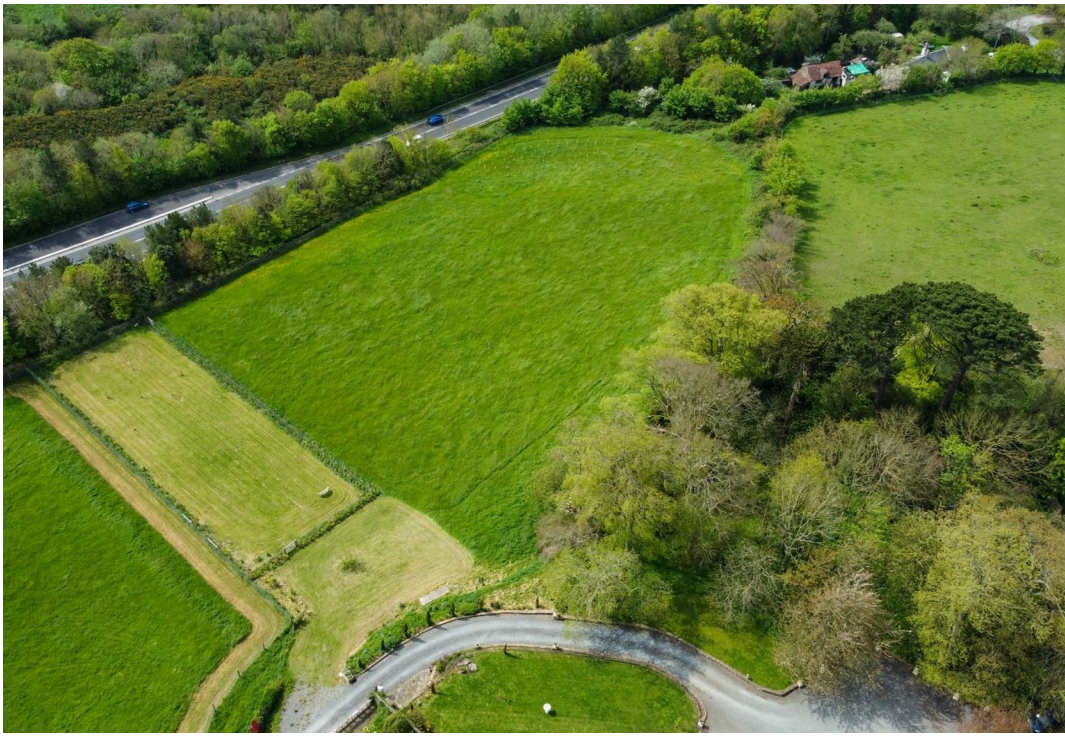
From Bideford Quay, proceed North towards Northam & Westward Ho! Upon reaching Heywood roundabout, proceed straight ahead towards Northam and take the first left at Witten Park Vets. Continue straight ahead on the private driveway and at the top, turn left signposted to West Fordlands.



## VIEWING

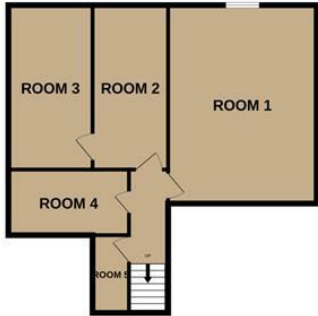
By appointment through  
Phillips Smith & Dunn,  
Bideford Office  
01237 879797







BASEMENT  
742 sq.ft. (68.9 sq.m.) approx.



GROUND FLOOR  
2428 sq.ft. (225.6 sq.m.) approx.



1ST FLOOR  
1189 sq.ft. (110.4 sq.m.) approx.



WEST FORDLANDS, NORTHAM, EX39 3QA

TOTAL FLOOR AREA : 4359 sq.ft. (404.9 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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