

# Stunning & Unique Detached House

Devon Waters Durrant Lane, Northam, Bideford, EX39 2RL

Guide Price

£925,000



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# Superb Elevated Waters Edge Location With Tremendous Views

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An attractive and highly individual 4 bedroom detached house with generous proportions throughout. Located near to the waters edge in the salubrious Durrant Lane, Northam with stunning far reaching estuary and countryside views towards the new Bideford Bridge. A fascinating and ever changing view with its active water-sports, fishing trawlers, rowers and the Oldenburg which provides regular trips to Lundy Island.

The property is approached by a private no-through lane, offering a quiet and secluded position. The lovely brick paved drive opens into an expansive area of both parking and turning for numerous vehicles. Level access is given to the large double garage with electric doors, also available by a side door.

Once inside, instantly you have a sense of the space on offer. The property is of reverse elevation which encompasses modern open-plan living. This also makes the very best of the captivating views from the main living spaces.

On the ground floor the large entrance hall leads to all of the rooms. All three bedrooms are double proportions, the second bedroom has an ensuite bathroom. The family bathroom comfortably complements the other two bedrooms.

On the top floor, at the end of the stairs you enter a light, open and airy living space. The dining hall opens rather nicely into the lounge to the left and kitchen breakfast room to the right.

The kitchen offers an enviable light, airy and spacious entertaining space. The kitchen itself has a high quality finish with a range of built in storage cupboards and stone worktop which offers excellent preparation space. All complemented by high quality 'Neff' appliances, Vellux windows and bifold doors offering an exciting spot for those of you that enjoy home cooking.

# DETAILS

The lounge is a particularly good sized room with plenty of space to seat the whole family. With large picture windows that enjoy a fantastic elevated view of the river, you can lose hours gazing away.

The dining room is of similar proportions, flowing rather nicely room to room it creates an excellent social and entertaining space. A perfect spot to host gatherings with friends and family alike. For those of you that enjoy socialising or entertaining this space would certainly tick the box.

The principal bedroom is also on this floor with a large walk in dressing room and ensuite shower room which creates an excellent master suite in true luxury, which continues through the property. There are smashing views that can be enjoyed from the main bedroom and direct access onto the balcony/sun deck.

Outside is where this property really excels, there is ample off road parking and turning for numerous cars or motorhome. Level access is given from the drive to the spacious double garage. The plot wraps around and there is spacious garden at the front, back and to the sides.

The garden to the rear has been fully enclosed with a new fence perfect for keeping your furry friends enclosed. There are many flower beds and pretty borders but also a garden that can be low maintenance if needed.

There is access around both sides of the property and bifold doors lead into the kitchen from the rear garden. There is an exciting sun deck / patio which is perfect for a summers BBQ or private alfresco dining with tremendous far reaching views.



**Kitchen Breakfast Room 5.13 x 4.85 (16'9" x 15'10" )**

**Dining Room 5.11 x 3.40 (16'9" x 11'1")**

**Sitting Room 5.93 x 3.81 (19'5" x 12'5")**

**Principal Bedroom 4.51 x 3.28 (14'9" x 10'9")**

**Dressing Room 2.67 x 2.67 (8'9" x 8'9" )**

**Ensuite Shower Room**

**Study 2.57 x 1.83 (8'5" x 6'0")**

**Entrance Hallway**

**Bedroom 2 4.62 x 2.74 (15'1" x 8'11")**

**Ensuite**

**Bedroom 3 2.97 x 3.66 (9'8" x 12'0")**

**Bedroom 4 3.66 x 2.57 (12'0" x 8'5")**

**Bathroom**

**Garage 6.10 x 2.92 (20'0" x 9'6")**

**Garage 6.10 x 2.74 (20'0" x 8'11")**





Situated on the salubrious and highly regarded Durrant Lane, this property is large spacious and enjoys fantastic uninterrupted estuary and country views. The location is desirable for its close proximity to the South West Coastal Path offering breathtaking strolls, ideal for your furry friends.

Also within easy reach is the A39 North Devon Link Road deeming it highly accessible. Being in Northam you have an abundance of local amenities with Appledore, Westward Ho! and Bideford all within close reach.

Westward Ho! is known for its stunning golden sandy beach, which stretches for miles and attracts surfers, families and dog walkers alike. The beach is backed by a unique pebble ridge and provides access to the popular Northam Burrows Country Park.

Appledore is a picturesque fishing village known for its narrow winding streets, colourful cottages, and rich maritime history and bobbing fishing boats. Today, it is a vibrant community that attracts visitors with its scenic beauty, traditional pubs, galleries, and annual events such as the Appledore Book Festival.

Bideford offers a variety of modern amenities, including supermarkets, independent shops, cafes, and restaurants, making it a convenient base for both residents and visitors. The town also boasts a vibrant local market, museums showcasing its rich history, and access to recreational areas like the Tarka Trail for cycling and walking.

## DIRECTIONS

Head out of Bideford upon reaching the Heywood roundabout which interlinks the A39 and Atlantic Highway. Proceed straight over towards Northam, Westward Ho! and Appledore. Driving for about 600 yards turn right into Durant Lane (just past the large hotel). Follow the road for a short while keeping left and you will pass the property on the left hand side clearly signposted Devon Waters.

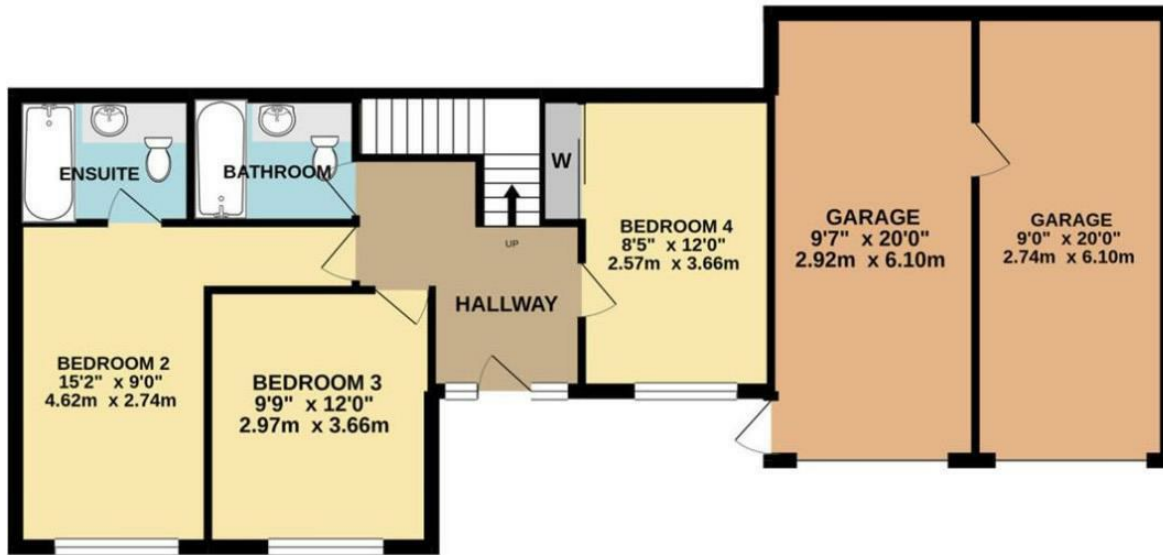


## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn Bideford  
Office 01237 879797 Or, out  
of normal office hours contact  
Edward on 07772363674



GROUND FLOOR



FIRST FLOOR



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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Barnstaple 01271 327878 • Bideford 01237 879797 • Braunton 01271 814114

www.phillipsland.com • bideford@phillipsland.com