

Large Family Home - Lower Cleave

Willow Barn Lower Cleave, Northam, Bideford, EX39 2RH

Guide Price

£775,000



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Fantastic Scope, Tremendous Location, Outstanding Views

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SPACIOUS 5 BEDROOM property with separate ANNEX ideal for a dependent relative or HOLIDAY LET POTENTIAL. This alongside a LARGE plot with 2 GARAGES. Occupying a highly enviable location with stunning uninterrupted ESTUARY VIEWS, ready to buy with no onward chain.

Willow Barn offers an exciting opportunity for fine waters edge living. It is a large family home with tremendous potential, situated on a large wrap-around plot with 2 garages, and delightful light and airy accommodation. A rare opportunity and one that must be grabbed with both hands, contact our Bideford team for more information and to arrange an early viewing appointment.

Stepping inside the front door you have the original entrance porch which opens into the main hall. This open space leads through to the ground floor with stairs to the first floor landing and many rooms leading off. The kitchen breakfast room is to the right which has views over the front garden and towards the estuary. With a range of built in storage cupboards, worktop space and ample room for a table.

The lounge located at the far end of the property which leads nicely into the wrap around conservatory (8m x 5m max). This creates a social space and one to enjoy with all of your family and friends. A tucked around nook has built in storage which could be a handy home bar or study space. Also on the ground floor is a fully equipped bathroom with white suite.

On the first floor you have a range of bedrooms with excellent potential for some re-development. Some, may look to create reverse level living for simply one reason, the spectacular views. The lounge enjoys a dual aspect and a different and interesting view from each window. To the rear is a study, ideal for those of you looking to work from home.

There are 2 further bedrooms at the front of the property, both of which enjoy the delightful estuary views. Down the hall you have a range of built in storage cupboards and a separate first floor WC and access to the side

DETAILS

To the rear of the first floor there is a separate annex space which would be ideal for dependent relatives or has excellent holiday let potential. The annex space has its own kitchen space with all of the usual services connected. The shower room with white suite and large bedroom (5.60 x 3.00) which could be separated into a separate lounge if desired.

Lower Cleave, one of Bideford's most prestigious locations is situated on the water's edge and off a no through road, the property adjoins the nearby coast path enjoying woodland walks to Northam and Appledore along with being within walking distance of Bideford Quay.

Popular coastal resorts of Appledore, Westward Ho! and Instow are all found nearby, with Appledore offering a rich maritime history and attractive narrow streets lined with fisherman's cottages, whilst Westward Ho! boasts a glorious sandy, blue-flag beach.

Instow is found just across the water and enjoys a sandy riverside beach, popular with families and dog walkers alike, a yacht club, a number of award-winning restaurants and is also connected to Appledore by a pedestrian ferry in the summer months.

The port town of Bideford provides a wide range of facilities and a number 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 the North Devon Link Road providing a convenient route to the M5 motorway.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office-



Entrance Hall

Kitchen Breakfast Room 5.22 x 3.01 (17'1" x 9'10")

Lounge / Pot. Bedroom 5.25 x 3.64 (17'2" x 11'11")

Conservatory 8.10 x 5.02 (26'6" x 16'5")

Ground Floor Bathroom 2.54 x 1.59 (8'3" x 5'2")

First Floor Landing

Lounge 5.65 x 5.33 (max) (18'6" x 17'5" (max))

Study

Bedroom 4.20 x 2.95 (13'9" x 9'8")

Bedroom 2.95 x 3.00 (9'8" x 9'10")

First Floor WC

Annex Space

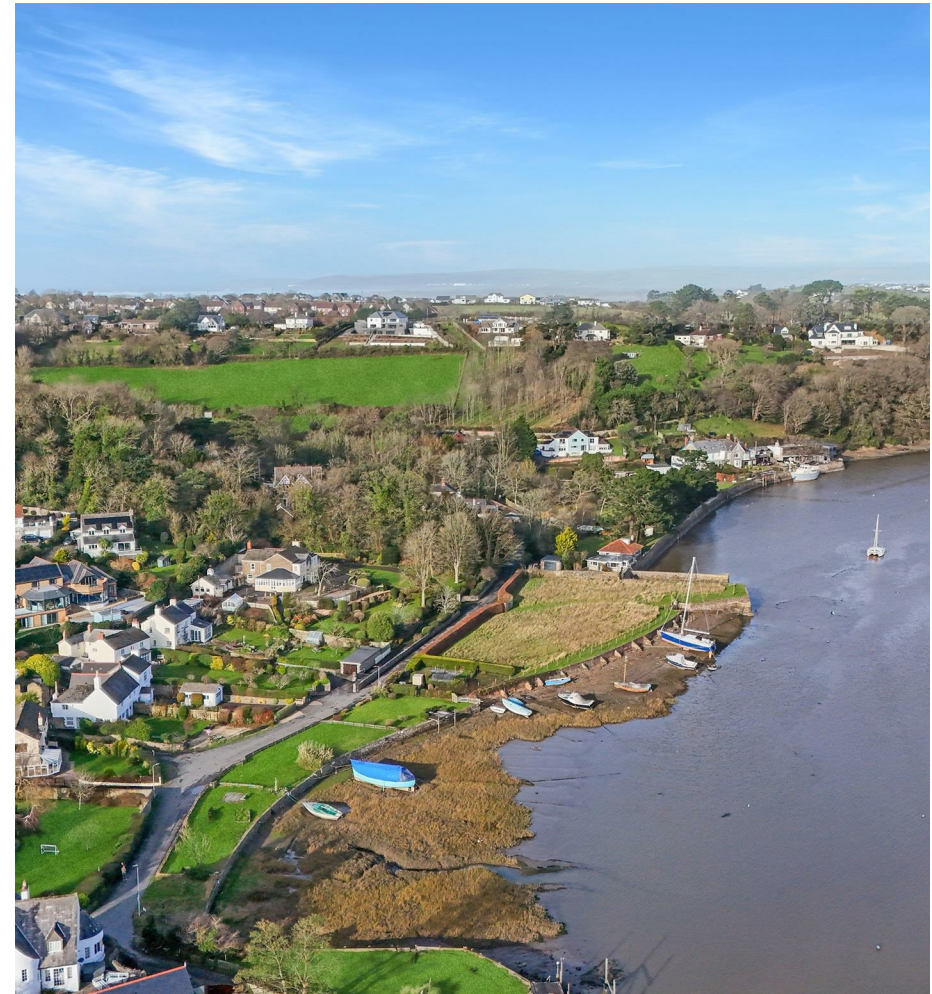
Kitchen 2.66 x 2.63 (8'8" x 8'7")

Bedroom 5.60 x 3.00 (18'4" x 9'10")

Shower Room 2.50 x 1.90 (8'2" x 6'2")

Garage 1

Garage 2





Outside is where this property really excels, you have a generous wrap around plot with a driveway which leads to the rear parking area. The garden to the rear is spacious and private which is also south facing enjoying a lot of sunlight.

The front garden enjoys a far reaching view of the estuary and across to the other side and out to the Bideford new bridge in the far distance. There is level access to both garages, one of which is integral and could be incorporated into the accommodation STP.

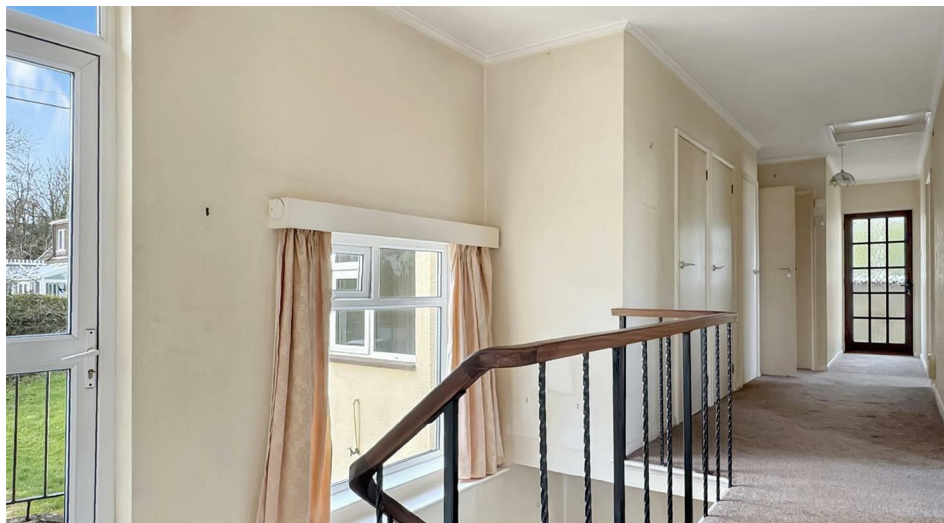
NB. The quotation of up to 5 bedrooms would be suggesting a slight redevelopment of the property to which we believe original in its conversion. To include the ground floor as bedrooms and first floor as living space in a reverse level style accommodation.

The property is available with no onward chain and ready to occupy. Properties in such locations as these rarely come to the market, we urge an early viewing appointment to avoid any possible disappointment.



DIRECTIONS

From Heywood Roundabout on the A39, head North towards Northam and Westward Ho! and take the first right into Limers Lane. Follow this road without deviation to the bottom and bear left into Lower Cleave. The property will then be found after a short distance on the left hand side, Willow Barn.



VIEWING

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



GROUND FLOOR
1237 sq.ft. (114.9 sq.m.) approx.



1ST FLOOR
1291 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA : 2527 sq.ft. (234.8 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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