



Steephholm

# Steepholm

Goatshill, Northam, Bideford, Devon, EX39 1AJ

Westward Ho! Beach 2 miles, Bideford 2 miles, Barnstaple 10 miles

## A truly unique property occupying an enviable setting with superb views of Bideford and the Torridge Estuary

- Prestigious location
- Large gardens with heated swimming pool
- 2 reception rooms and study
- Freehold
- Solar electricity benefiting from an income
- Fabulous views
- 5 Bedrooms (3 En-suite)
- Double garage
- Council tax band E

Offers In Excess Of £897,000

### SITUATION

Steepholm is located on, what is reputed to be, the most sought after private road in the Northam area, commanding some superb views over its gardens toward the Torridge estuary and surrounding countryside. Goats Hill is well positioned with easy access to the village of Northam, the Torridge Estuary, the beach and the port and market town of Bideford. The village of Northam itself has a good range of amenities for its size including doctor's surgery, library, shops, post office, primary school, places of worship, pub and restaurant. The safe and sandy beach of Westward Ho! is only one mile from Northam village and adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club, which is reputed to be the oldest links course in England. There is also access to the South West Coast Path, which affords excellent walks with stunning vistas of the rugged North Devon coastline. Bideford sits on the banks of the River Torridge, approximately 1.5 miles away, and offers a wider range of amenities including schooling for all ages (public and private) and three supermarkets. The regional centre of Barnstaple is approximately 10 miles away and offers all the area's main business, shopping and commercial venues. There is also good road access via the link road to the M5 motorway network along with a train station at Barnstaple.

### DESCRIPTION

Steepholm is a truly unique property occupying an enviable setting with superb views of Bideford and the Torridge Estuary. The property itself offers 3429 square feet (318 sq meters) of light, well-presented and well-proportioned accommodation which is immediately noticeable when entering the house. Outside the property is accessed by private gates, with ample parking to the front and large double garage. The gardens are superb, complementing the property and representing a labour of love with approximately 1/2 an acre of gardens which include a plethora of plants, shrubs, and trees to provide year-round colour as well as vegetable garden, greenhouses, log store etc. A certain wow factor is the heated swimming pool and pool house which is perfect for entertaining and outdoor dining. This is all screened by some mature trees to give a real sense of privacy and calm while being able to enjoy those superb views. This is a fantastic opportunity to purchase this extensive home undoubtedly situated in one of the area's most prestigious roads.



## ACCOMMODATION

The front door leads into the superb reception hall, setting the tone for the rest of the house with an abundance of natural light, vaulted ceiling and the centrepiece of the house which is the large A frame window. The ground floor includes two reception rooms, two bedrooms, study, bathroom, kitchen/diner and utility room.

The superb triple aspect living room benefits from wood burner, large picture window overlooking the garden with far reaching views, access to the terrace and very useful study. The dining room has patio doors leading to the terrace and the fifth bedroom with fitted wardrobe, currently acts as a games room. The other bedroom on the ground floor is a double and comes with an en-suite shower and fitted wardrobes, ideal for guests or an elderly relative. The kitchen/diner acts as the hub of the home and has recently been updated by the owners, with a range of handleless units, integrated appliances, induction hob, granite worktops and large central island and airing cupboard. Off from this is the handy utility room with plumbing for white goods, inset sink and space for coats, boots etc and door to the porch leading to the garden. Bathroom includes, WC, sink and Jacuzzi bath with shower above.

Upon entering the first floor, the fantastic galleried landing with A frame window allows natural light to flood in. From here you have access to three double bedrooms, two of which have en-suites. The principle room is superb, with vaulted ceilings, shower en-suite, walk in wardrobe and bi fold doors to the south-facing balcony with glass balustrade, outside lighting and wonderful views. The family bathroom includes WC, sink and shower enclosure.

## OUTSIDE

Apart from its situation, one of the most outstanding features of the property are the wonderful gardens which wrap around the property and take full advantage of the sheltered, south facing plot. The gardens are very versatile and have been designed for anyone with keen green fingers with an assortment of plants, shrubs and trees, as well as a large vegetable garden to the front with a range of outbuildings, a gardener's dream! However there are multiple areas for seating including the large terrace which runs along the rear of the property, ideal for outdoor dining, entertaining or just relaxing in the sun and taking in the views. To the bottom of the garden is the large heated swimming pool, with terrace and pool house/changing room.

When entering the property there are double electric gates leading to a large paved driveway with parking for 5-6 cars, motorhome, boat etc as well as the larger-than-normal double garage with store above.

## SERVICES

Mains water, Electric and Septic Tank. Oil central heating. Fitted solar panels on the garage. Fitted solar panels on the house for hot water. The solar electricity benefiting from an income of circa £2600 (2023).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12+ plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	80
EU Directive 2002/91/EC			

4 The Quay, Bideford, Devon,  
EX39 2HW

bideford@stags.co.uk

01237 425030

