



25 Woodland Park



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Northam, Bideford, Devon, EX39 2RP

Village square 1 mile, Bideford 1.5 miles, Westward Ho! 2 miles, Barnstaple 10 miles

Four bedroom family home with a one-bedroom self-contained annex occupying a large plot with extensive parking and gardens in sought after location.

- Sought after location
- Short drive to Bideford, Northam burrows and Beach
- 4 Bedroom house
- 1 Bedroom annex
- Impressive accommodation
- Rare opportunity
- Extensive parking
- Freehold

Guide Price £800,000

## SITUATION

Woodland Park is a quiet cul-de sac of residential properties situated in one of the most sought after areas of Northam, accessed off Limers Lane. The property is well-positioned with easy access to the village of Northam which is just under a mile away and the South West Coast Path nearby which affords excellent walks with fantastic vistas. The village of Northam has a good range of amenities for its size including doctor's surgery, library, shops, Post Office, primary school, pub and restaurant. The safe and sandy beach of Westward Ho! is only a 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. Bideford has a fantastic range of amenities including banks, public houses, various shops, restaurants, cafes, schooling for all ages (public and private) and five supermarkets. The retail park Affinity, is just a short drive away and has an excellent range of well-known branded shops and factory outlets including Crew, Jaeger and Clarks.

The regional centre of Barnstaple is approximately 10 miles away and offers all the area's main business, shopping, commercial venues and train station connecting to Exeter, the A361 and onto the M5 motorway (junction 27).

## DESCRIPTION

A wonderful 5 Bedroom detached residence currently arranged as a four-bedroom family home with a one-bedroom self-contained annex occupying a large plot with extensive parking and gardens which wrap around the property, all set in a very sought-after location in a quiet cul-de-sac and only a short drive to Bideford, The Burrows and Westward Ho! beach. The impressive and versatile one-bedroom annex benefits from its own front door and private gardens, however does have a ground floor interconnecting door for anybody who wishes to incorporate the unit into the main accommodation.



## ACCOMMODATION (HOUSE)

Front door into the entrance hall leading to its principal rooms including the sitting room with bay window to the front, central wood burner, sliding doors to the conservatory and archway into the dining room area with French doors to the garden. From here is a door into the kitchen which is well-equipped with higher and lower modern units, solid stone worktops, integrated Neff double oven, Neff gas hob with extractor over, space for Fridge/Freezer and door to rear porch leading to the garden. From the kitchen is a lockable door which takes you into a versatile room which could be used as an office, study, guest room, treatment room etc. From here you have access into the annex.

On the first floor there are four bedrooms and a family bathroom. The principal bedroom benefits from built-in wardrobes and en-suite with shower enclosure, WC and sink.

## ANNEX

The accommodation of the annex is set over two floors and is truly impressive with the main living room and kitchen being on the first floor with vaulted ceilings, wood burner, Velux windows and glazing to the front giving the room an abundance of natural light. The kitchen is equipped with fitted units, inset sink, integrated oven and induction hob. The bedroom is a generous double with built-in wardrobes and en-suite which includes tiled flooring, shower enclosure, WC and sink. On the ground floor there is access to the private and secluded garden terrace, utility space with plumbing for all white goods, access into the main accommodation and door to the front.

## OUTSIDE

The property is well set back from the road and to the front of the house is extensive and beautifully kept gardens with attractive hedging, ornamental trees and various plants, all contributing to the immense kerb appeal. The private tarmac driveway undulates through the middle providing plentiful off-road parking, ideal for a motorhome or boat. The Double Garage includes electric doors and has been partly converted so is mainly used for storage but includes electricity and fitted tap. The gardens wrap around both sides of the property and are currently split by fencing to give the main home and annex their own privacy, however can easily be reintegrated. To the side of the annexe is a private courtyard garden and behind is a mini orchard. The garden to the main house includes a very private and enclosed south-facing garden with areas of lawn, pergola with space for seating and composite decking off the back of the conservatory and dining room. There is also a detached summerhouse.

## SERVICES

All mains connected. Gas central heating.  
Brick built with tiled roof  
Council tax band house E  
Council tax band annex A



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.



Approximate Area = 2258 sq ft / 209.7 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 2394 sq ft / 222.4 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1116764

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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		72	82
EU Directive 2002/91/EC			