



Lark Rise



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Daddon Hill, Northam, Devon, EX39 3PW

Westward Ho! Centre & Beach 1.4 miles, Bideford 2 miles,
Barnstaple 9.8 miles

An impressive and individually built detached house set in one of the most sought-after locations in Northam.

- Sought after position
- No onward chain
- Four double bedrooms (2 ensembles)
- Individual design
- Gated driveway parking and double garage
- Secluded gardens
- Freehold
- Council tax band F

Guide Price £725,000

SITUATION

The property is located on the edge of Northam village, just a short walk away, offering a good range of amenities including health and dental centre, Post Office, newsagents, local shop, public house, place of worship, primary school, restaurant and leisure centre. The historic port and market town of Bideford sits on the banks of the River Torridge, only two miles away and offers a further range of amenities including shops, banks, butchers, cafes, bakeries, places of worship, pubs and restaurants. There is also schooling for all ages (public and private), five supermarkets and a retail park with an excellent range of well-known branded shops, cafes and factory outlets.

The coastal town of Westward Ho! is 1.4 miles away and benefits from a 3 mile long, safe and sandy beach that 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 a good range of amenities for its size, as well as access to the South West Coast Path, which affords excellent walks with stunning vistas of the rugged North Devon coastline. The regional centre of Barnstaple is approximately nine miles away with all the area's main business, shopping and commercial venues as well as good transport opportunities via the A361 link road, which connects to the M5 motorway at junction 27 and the Tarka Line.



DESCRIPTION

Lark Rise is an impressive and individually built detached house set in one of the most sought-after locations in Northam. The accommodation offers wonderfully spacious and light accommodation with semi open plan living to the ground floor and four double bedrooms and three bathrooms on the first floor. Externally the property is complemented by well-tended, secluded gardens, gated driveway parking and double garage. Being offered with no onward chain.

ACCOMMODATION

Upon entry you are greeted by the light and spacious open plan ground floor sitting/dining room which sets the tone for the rest of the house with an abundance of natural light coming from the vaulted ceiling and the four patio doors which give access to the garden. The living room space includes a wood burner and offers enough adaptable space for a dining table. From here you have access into the kitchen which includes a range of modern units, inset sink, integrated dishwasher and Rangemaster Stove with gas hob and extractor above. Also on the ground floor is a WC and utility room which includes built in storage units, inset sink, space for white goods, door to the garden and internal door into the garage.

The oak staircase leads you to the galleried landing with glass balustrade, vaulted ceiling and picture window. From here is access to all four double bedrooms and family bathroom. Bedroom one and two benefit from ensembles and the family bathroom includes a side panel bath with shower above, WC and sink.

OUTSIDE

Outside at the back is a lovely and private garden with an open aspect, well-stocked borders, and a small stream. A side garden offers a decked area with a summer house and to the front is a block-paved driveway which would accommodate numerous vehicles along with a double garage.

SERVICES

Gas central heating, mains electric and water. Private drainage. Brick built with tiled roof.



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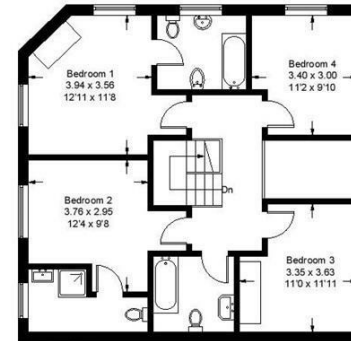
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	82
EU Directive 2002/91/EC			

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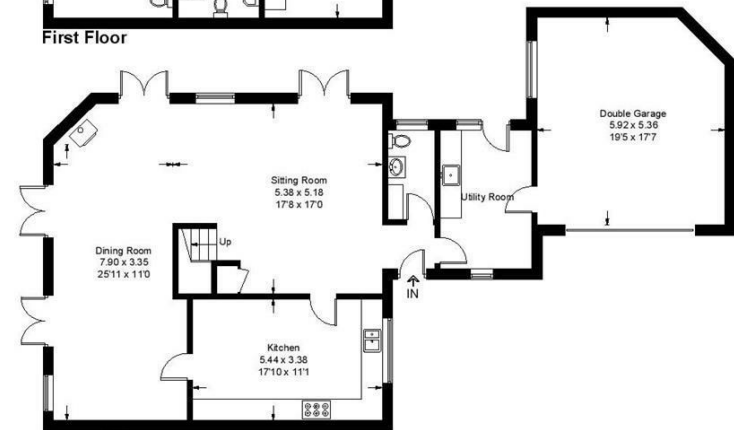
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Approximate Gross Internal Area = 215.9 sq m / 2324 sq ft
(Including Double Garage)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,
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