



Oakenbury House



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Westward Ho!, Bideford, Devon, EX39 3PT

Westward Ho! Centre & Beach 0.5 miles, Bideford 2 miles,
Barnstaple 9.8 miles

A substantial individual detached period residence with elegant accommodation and 1.5 acres of gardens.

- A wonderful opportunity
- Gardens and grounds of around 1.5 acres
- In need of updating
- Short distance to the coast
- Council tax band G
- Detached period home
- First time on the market for 47 years
- No onward chain
- Accommodation of over 3000 sqft.
- Freehold

Guide Price £850,000

SITUATION

Situated within easy access to the South West coastal path and the stunning three-mile-long safe and sandy beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club. In addition, nearby Westward Ho! offers an excellent range of amenities including two small supermarkets, Post Office, newsagents, hairdressers, art shops, pubs and restaurants. Northam also offers a good range of amenities including local shops, Post Office, doctors' surgery, dental surgery, chemist, public house, restaurant and swimming pool & gym.

The port and market town of Bideford is on the banks of the River Torridge and offers a wider range of amenities including various shops, banks, butchers, bakeries, cafes, schools for all ages (public and private) and five supermarkets. There is also access to the Tarka Trail which affords superb walks and cycle rides that extend beyond Torrington and Barnstaple. Affinity shopping outlet and retail complex is also nearby and offers a range of popular brands such as Crew, GAP and Starbucks to name a few. The regional centre of Barnstaple is approximately 9.8 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 link road, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line.



DESCRIPTION

A wonderful opportunity to purchase this substantial individual detached period residence which presents mainly painted rendered and stone elevations with double glazed windows beneath a slate roof. The property sits within 1.5 acres of gardens and grounds giving the property complete seclusion and privacy. The accommodation does require some updating but offers over 3000 square feet of flexible living space, arranged over two storeys and retains many of its original proportions which you would expect from a property of this era. We understand this will be the first time Oakenbury House has been offered for sale in 47 years so presents a very rare opportunity and will be sold with no onward chain.

ACCOMMODATION

An attractive porch with tiled floor leads into the reception hall, setting the tone for the rest of the house with an abundance of natural light and high ceilings. The reception hall leads to its principle rooms, the main living room with bay window to the front and a secondary reception room. These two rooms can be opened up by the internal wooden bi-fold doors, offering a drawing room with an open plan layout. To the other side of the property is the kitchen/dining room which is open plan and includes space for dining table and to the rear a range of higher and lower bespoke wooden units, inset sink, integrated fridge and space for oven. On from here is a door into the utility room with built in units, inset sink, space for white goods and door to the garden. The rest of the space to the rear of the property includes a WC, two useful store rooms and an study.

The striking galleried landing with skylight leads to four spacious double bedrooms, offering wardrobe storage space, and including a substantial principle bedroom that features a separate room with fitted kitchenette but would have potential to change into a en-suite. The first floor also offers another good sized bedroom, laundry room, family bathroom and a separate shower room.

OUTSIDE

The property is approached by wooden gates with a sweeping drive leading to plenty of parking to the front, single garage and detached workshop which could have potential to convert into a studio, annex, holiday letting unit etc subject to planning permissions.

The gardens are a true highlight and surround the property on all sides, with a generously sized south facing lawn to the front, flowering shrub beds, paved pathways and terraced areas adjoining to the house all surrounded by mature shrubs, a partly walled boundary and large established trees giving the property complete privacy. To the rear is a small selection of fruit trees, former fruit cages, greenhouse and secondary entrance gate from the nearby greenlane.

SERVICES

Mains electric and water.
Oil central heating.
Private drainage (system tbc).



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 = 3042 sq ft / 282.6 sq m
 Garages = 316 sq ft / 29.3 sq m
 Total = 3358 sq ft / 311.9 sq m
 For identification only - Not to scale

Garage 1
4.57 x 3.35m
15' x 11'

Garage 2
6.10 x 2.26m
20' x 7'5"

Ground Floor
 Porch, Utility (3.07 x 2.97m / 10'1" x 9'9"), Kitchen (3.45 x 3.43m / 11'4" x 11'4"), Dining Room (4.22 x 3.94m / 13'10" x 12'11"), Entrance Hall, Reception Room (5.21 x 4.52m / 17'1" x 14'10"), Store (2.16 x 1.91m / 7'1" x 6'3"), Study (3.05 x 3.05m / 10' x 10').

First Floor
 Laundry Room (3.12 x 2.77m / 10'3" x 9'1"), Hallway, Bedroom 5 (2.77 x 2.67m / 9'1" x 8'9"), Bedroom 4 (4.27 x 3.48m / 14' x 11'5"), Bedroom 2 (5.26 x 4.72m / 17'3" x 15'6"), Landing, Bedroom 3 (4.11 x 4.01m / 13'6" x 13'2"), Kitchen (2.62 x 1.93m / 8'7" x 6'4"), Bedroom 1 (4.80 x 4.72m / 15'9" x 15'6").

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1149604



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		
		53	78
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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