



The Old Coach House



# The Old Coach House

Northam, Bideford, Devon, EX39 3QB

Westward Ho! Centre & Beach 1.2 miles, Bideford 2 miles,  
Barnstaple 9.8 miles

An exciting opportunity to convert an old coach house into a sustainable 3 bedroom house with characterful features and a contemporary twist.

- Consent for conversion to dwelling
- A rare opportunity
- Stunning contemporary design
- Private gardens and parking
- Short drive to the coast
- Perfect main residence or second home
- Freehold

Guide Price £285,000

## DESCRIPTION

An exciting opportunity to convert an old coach house into a sustainable 3 bedroom house with plenty of original characterful features but with contemporary twist. The accommodation will include a spacious large open plan kitchen & living room with vaulted ceilings, a master bedroom with ensuite with doors leading to the garden which will form part of the newly built extension and is accessed by a fully glazed internal hallway, additional 2 double bedrooms, bathroom & utility coming off a south facing glazed veranda which brings natural light and passive solar warmth to the house as well as important circulation and space. On the first floor is a versatile office space. The property will benefit from its own private garden, off-road parking and separate shed for more utility space.

Planning permission was achieved under Torridge District Council Planning Reference 1/0090/2021/LBC on 10th February 2022 for 'Conversion of redundant stable block into 1 dwelling.' this was a full application. Copies of the planning consent, historic building assessment, proposed layouts and other supporting documentation are available to download from the Torridge District Council Planning website quoting the planning reference mentioned above for access.



## OTHER INFORMATION

Services – It is envisaged that a new septic tank or sewage treatment plant will need to be installed. The vendors have sufficient land to allow for the provision of the new drainage system to serve the property, subject to discussion.

Access – The property will have a 'right of way' to their entrance over the original private sweeping drive which leads to Port Hill house.

Tenure - The property is being sold freehold.

Local Authority – Torridge District Council

Boundary Plan - A boundary plan which is not to scale, is included with these sale particulars for identification purposes only.

Wayleaves & Rights Of Way - The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

Viewings - All viewings are strictly by appointment via the selling agent Stags Bideford.

## SITUATION

Located near the centre 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 coastal town of Westward Ho! is 1.2 miles away and benefits from a three 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. It is also worth noting there is a bus stop outside the initial entrance to the property which gives direct access to Westward Ho! Appledore, Barnstaple, Braunton and Ilfracombe.

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 Atlantic Village Retail Park with an excellent range of well-known branded shops, cafes and factory outlets. 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.

## SPECIAL NOTE

Due to the potential for another dwelling within the garden, the property is being sold subject to an 'uplift/overage' clause. The vendor's solicitors will produce the actual clause for the sales contract. However, as a guide, if any new owner goes on to achieve planning gains on the garden/land, the vendors, or their successors, will be entitled to 40% of any uplift in value from agricultural/amenity land.

We understand The Old Coach House is not directly Listed itself, but is within the grounds and curtilage of a listed building.



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.



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