



Byways



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Chope Road, Northam, EX39 3QE

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

Impressive detached Victorian residence providing a versatile and splendid family home of generous proportions and accommodation of approximately 3191 square feet set over two storeys.

- 5 Bedroom House
- 3 Reception rooms
- Ample parking
- Perfect for dual occupation
- Annexe Council tax Band A
- 1 Bedroom Annex
- Private gardens
- Separate access for house and annex
- Main house Council Tax band E
- Freehold

Guide Price £670,000

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, public transport 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

Byways is an impressive detached Victorian residence providing a versatile and splendid family home of generous proportions and accommodation of approximately 3191 square feet set over two storeys. The property is currently arranged with the main house offering 3 reception rooms, 5 bedrooms and 5 bathrooms with a self-contained 1-bedroom annexe which benefits from its own driveway parking and garden. Due to its versatility, Byways could suit anybody looking for dual occupation, large family home or a home with income. All set in a desirable location and only a short drive to Bideford Town, Westward Ho! Beach and The Burrows.

ACCOMMODATION

Entering the house via the front door, you are greeted by a spacious porch with original stained glass fan light and a superb hallway which gives a wonderful sense of arrival, setting the tone for the rest of the house with an abundance of natural light, high ceilings and elegant proportions, with stairs leading to the upper floors. To the front of the house are 3 light-filled reception rooms, all with feature fireplaces and large bay windows. The kitchen/breakfast room includes a good range of units, breakfast bar with gas hob and Rayburn and walk-in pantry. Downstairs WC.

The self-contained single-storey Annexe can be accessed via the entrance hallway or rear entrance to the property and offers well-planned accommodation comprising: Kitchen/breakfast room, snug/living room, double bedroom with en-suite shower room and a further separate WC/shower room.

Upstairs, the property offers 5 Bedrooms, 4 which benefit from en-suites and a separate family bathroom.

OUTSIDE

The property is accessed via a long, gravelled drive leading to the front the property which benefits from ample parking with space for turning, double garage with up-and-over doors with power connected and useful overhead storage and a timber shed. The property also boasts private south-facing gardens with pond and raised flower beds. The Annexe also has its own independent access from Bay View Road through double timber gates in addition to a pedestrian gate and parking space for 2 vehicles and private gardens.

PROPERTY INFORMATION

Mains electricity, gas and water.

Mains drainage.

Stone construction with slate roof

Solar panels

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.



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		
(92 plus) A		86
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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