



Winnowing Down



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8 Daddon Hill, Northam, Devon, EX39 3PW

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

A stunning architect-designed residence
offering around 3,117 sq.ft of accommodation
set in a highly sought-after location.

- Around 3,117 square feet
- Stunning glass elevation
- 5/6 bedrooms
- Ample parking and double garage
- Freehold
- Sought-after location
- Galleried and vaulted reception area
- 3 bathrooms
- South-facing garden
- Council tax band G

Guide Price £865,000

SITUATION

Winnowing Down is located on Daddon Hill which is 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

This is a rare opportunity to acquire a stunning architect-designed residence in a highly sought-after location. We understand this unique home was influenced by Canadian architecture, with large glass elevations, an impressive fireplace and galleried landings. With 3,117 square feet of immaculately presented accommodation, there are some stunning features such as the elevation to the south facing side of the property that is made up by a majority of glass and offers a wealth of natural light, as well as making the most of the fine countryside views on offer. The sitting/ dining area is double height, with a mezzanine gallery on the first floor which is currently used as a further reception area. The five bedrooms are all of a good size and three include en-suite facilities. There is ample parking to the front of the property with an integral double garage and gardens to the rear with a large composite decking area to enjoy outside dining and the superb views. We strongly recommend a full internal inspection to appreciate this quality residence.



ACCOMMODATION

On entry you are immediately struck by the impressive open plan sitting/dining room and kitchen with its vaulted ceilings and striking atrium-style aluminium framed glass façade which allows a wealth of ample natural light to the accommodation as well as affording fantastic views over Bideford town towards the countryside in the distance and bi-folding doors which lead out onto the rear elevation. The impressive floor to ceiling stone Canadian-style chimney breast with slate hearth includes a gas stove, the open plan area also includes underfloor heating and the current owners have fitted electric blinds to the glass façade. A wonderful family or entertaining space. To the front of the property and almost 'semi open plan' to the rest of the space is the kitchen which includes a range of quality modern fitted units, inset sink with Quooker tap, integrated Neff appliances and Dekton work surfaces, all surrounding the large central island. An Inner hallway leads down to the utility room with fitted units and space for white goods, double garage, study/bedroom 6 and WC

The staircase with glass balustrade leads to the wonderful mezzanine galleried landing which overlooks the sitting room with its atrium-style glass elevation affording superb views. Currently used as a further reception area with seating, it offers versatility for a variety of uses. From here a staircase leads to the occasional double bedroom, ideal for guests. An inner hallway leads to the four double bedrooms with two offering ensuite facilities and built-in wardrobes. Bedroom 1 includes a walk in dressing room.

OUTSIDE

To the front of the property are raised flower beds, gate to the rear garden and a large brick-paved area providing parking for several vehicles and integral double garage with electric remote doors, EV car charging point, built-in cupboard units and workspace. The rear garden is south facing, private and includes a large composite decked area which is ideal for alfresco dining and enjoying those fine views. The well-designed garden also includes a level lawn, gravelled areas with bench seating, garden shed, bin storage, outside taps, lights and an assortment of plants and shrubs.

PROPERTY INFORMATION

- Mains water, electric and gas.
- Gas central heating
- Partially underfloor heating on ground floor
- Solar panels with battery storage which provide an income
- Private drainage
- Brick build
- Slate roof
- Steel framed
- According to Ofcom, Ultrafast broadband is available at the property. For further information such as mobile signal 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	89	89
(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		
EU Directive 2002/91/EC		

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Approximate Area = 3117 sq ft / 289.6 sq m(excludes void)
Limited Use Area(s) = 183 sq ft / 17 sq m
Garage = 368 sq ft / 34.2 sq m
Total = 3668 sq ft / 340.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Stags. REF: 1249768