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Wellington House

Wellington House, 54 Cross Street, Northam, Bideford, EX39 1BX



Westward Ho! Centre & Beach 1.6 miles,  
Bideford 2 miles, Barnstaple 9.6 miles.

A Georgian end of terrace townhouse which requires modernisation, benefiting from stunning countryside and sea views, a private rear garden and a two storey stone outbuilding.

- Georgian townhouse
- Set in the heart of the village
- 3 bedrooms
- Stunning views out to sea
- Stone outbuilding with potential
- No onward chain
- In need of modernisation
- Freehold
- Council tax band C

Guide Price £285,000

### SITUATION

The property is located in Northam village, 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 1.6 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

Situated in the heart of Northam Village, Wellington House is a Georgian end of terrace townhouse which does require modernisation but retains many original features and offers an opportunity for somebody to 'stamp their mark' while also benefiting from some stunning countryside and sea views, a private rear garden and a two story stone outbuilding with plenty of

potential and direct road access. Being offered with no onward chain.

### ACCOMMODATION

Front door to inner porch and hallway with access to the sitting room with wood burner, dining room with fireplace and kitchen with fitted units, gas hob, inset sink, integrated oven, larder, space for white goods, WC and access to the garden.

On the first floor is the bathroom and two double bedrooms with built-in wardrobes. The principal bedroom boasting fine views out to sea.

The second floor includes a good size bedroom/office which offers the best views in the house!

### OUTSIDE

The rear garden is enclosed and a blank canvas for the next owner, with side access to a pedestrian lane, ideal for gardening/building equipment. At the end of the garden is access to the two stone outbuildings, one of which is two storey and benefits from other access via its garage doors which can be found on North East Street which is found at the end of the neighbouring pedestrian lane. This could have potential to convert to a studio/home office (subject to necessary planning permission).

### PROPERTY INFORMATION

All mains connected.

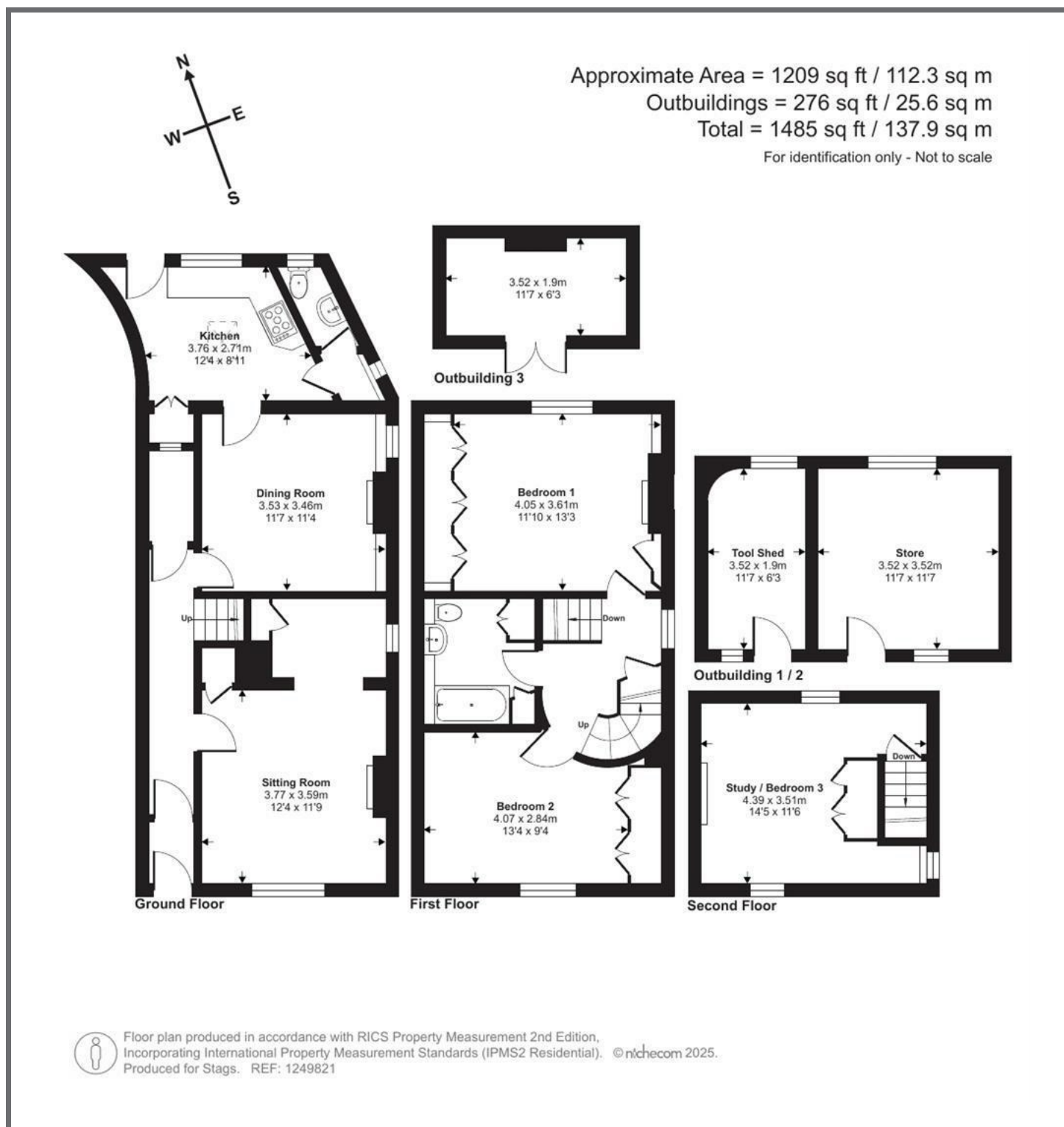
Gas central heating.

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			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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