



**Canham House**  
Slade, Bideford, Devon, EX39 3LZ

Price Guide £499,950



A superb detached four-bedroom (two bathroom) family residence well positioned at the end of a non-estate and highly sought-after road with stunning elevated views and extensive lawn garden with studio/summer house plus plenty of parking and a large garage. The accommodation is extremely well presented throughout and offers a delightful sitting room, dining room, excellently equipped kitchen/breakfast room & utility - all accessed off an attractive open hallway and galleried landing.

The accommodation offers vast amounts of natural light and excellent size rooms – most of which offer delightful views across the valley. There has been plenty of investment into this property by the current owners and is presented for sale in immaculate condition throughout.

**Location:** Slade is an exclusive location in Bideford close to Kingsley School and within walking distance of the town. Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles

**Outside:** The rear garden is of particular note: It is an attractive & excellent size space that is perfect for families and pets. The garden gains plenty of sunshine and offers some fantastic views over Kenwith Valleys' rolling green countryside. The garden is predominantly an area laid to lawn with a large patio and recently constructed summer house – a cosy vantage point for the views over the garden and beyond. The front benefits from a double car garage and driveway – with plenty of parking.

**Services:** All mains serviced connected. Gas fired central heating. Updated uPVC double glazing.

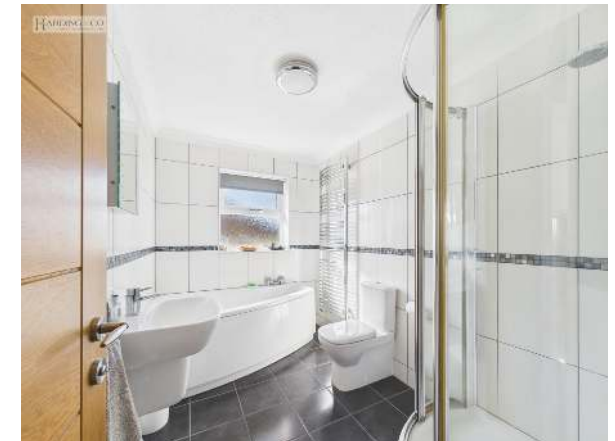
**Tenure:** Freehold

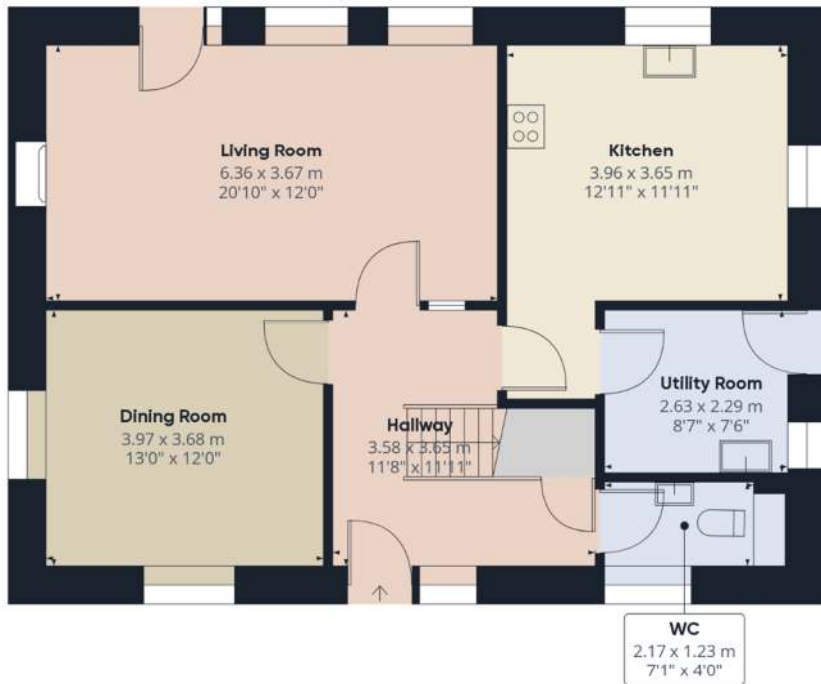
**Energy Performance Certificate:** C

**Council Tax Banding:** D

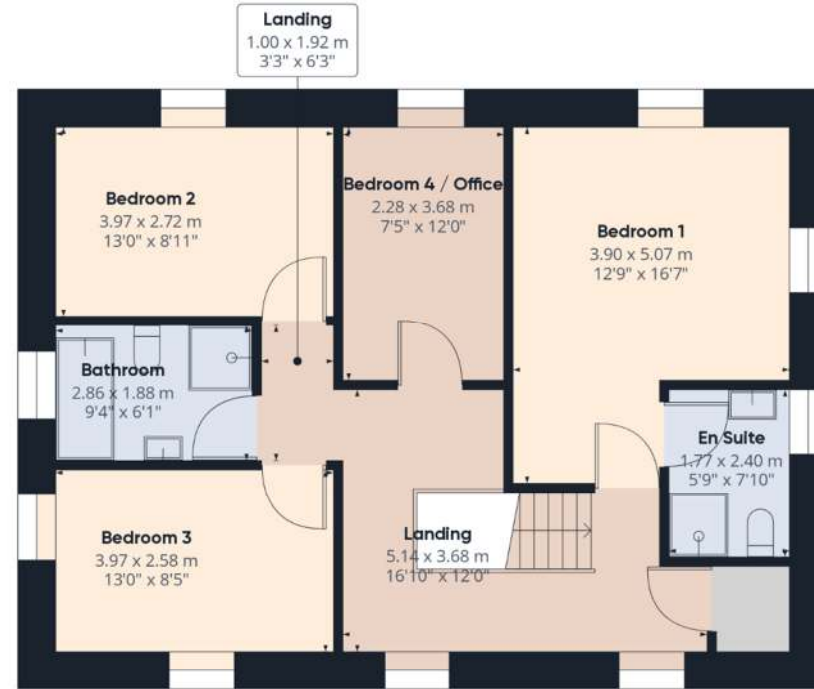
**Directions:** From Bideford Quay proceed up Bridgeland Street and continue to the top. Follow the road around to your right and then continue onto North Road. At the end of the road, turn right proceeding down the hill to

the mini roundabout. Turn left onto Northdown Road and follow the road to the top, passing Kingsley School. As the road forks, bear left to Slade and to where the property will be found towards the very end of the road.

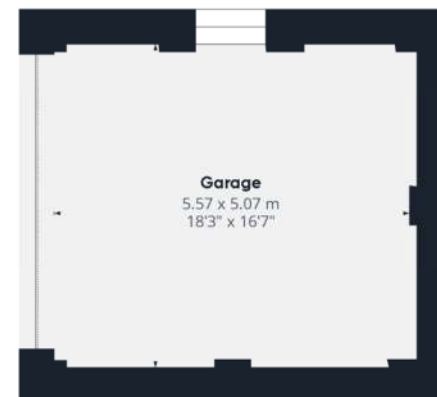
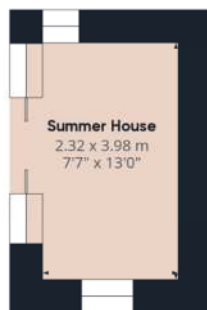




Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

187.64 m<sup>2</sup>

2019.72 ft<sup>2</sup>

(1) Excluding balconies and terraces



