



East Gate

Durrant Lane, Northam, Bideford, Devon EX39 2RL

Price Guide £595,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



An elegant looking and extremely versatile semi-detached family property - being part of a former Victorian Gentleman's residence. The four bedroom/two reception house stands well within its own level south facing gardens, with some superb views south-eastwards over the River Torridge and the surrounding countryside. This fine property is situated within one of the most sought-after residential addresses in the area and within walking distance to the river and its footpath.

The property retains a wealth of character features you would associate with a building of this period including high ceilings, ceiling covings etc. The rooms are well proportioned and versatile and suit the needs of a modern family with an adjoining former stable block (currently a two storey utility/family playroom/sleeping area - offering potential for 'work from home' space, and/or a dependent relative. Nearly every room enjoys an abundance of natural south-facing light and airy aspect which is a feature of particular note.

The outside of the property does not disappoint either, there is ample off-road parking for numerous vehicles and a spacious garage with power and lighting. Directly adjacent to the house is a timber deck and then the extensive lawn garden. The gardens are impressive, spacious and level – perfect for families and can be bathed in south facing sunshine when the weather is good. There are raised beds and some pretty borders.

The agents have no hesitation in recommending a full internal inspection to fully appreciate this quality residence in a highly sought after and convenient location.



#### Location:

Durrant Lane is highly sought after. It is particularly well positioned with easy access to the village, the river, the beach, the port and market town of Bideford and the regional centre of Barnstaple. The village of Northam itself has a good range of amenities for its size including doctor's surgery, library, shops, post office, primary school, places of worship and a pub and restaurant. The safe and sandy beach is only 1 mile from Northam village and 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 access to the Southwest coastal footpath, which affords excellent walks with stunning vistas of the rugged North Devon coastline. The port and market town of Bideford sits on the banks of the River Torridge, approximately 1.5 miles away, and offers a wider range of amenities including banks, butchers, various shops, places of worship, pubs and restaurants, hotels, schooling for all ages (public and private) and three supermarkets. The regional centre of Barnstaple is approximately 10 miles away and offers all the area's main business, shopping and commercial venues. There is also good road access via the link road to the M5 motorway network along with a train station at Barnstaple.

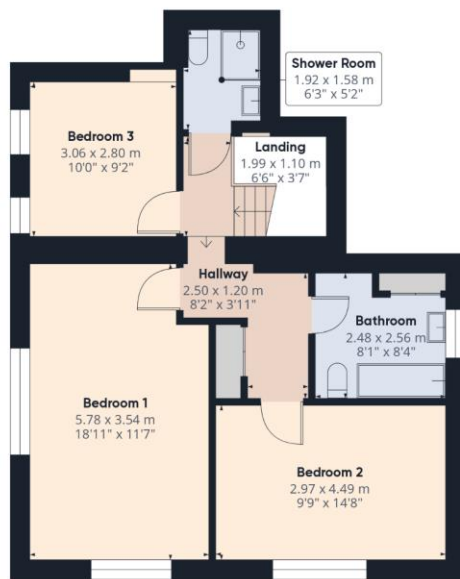
**Services:** Mains electricity, water & drainage plus full gas central heating.

**Solar Panels – owned outright.**

**Council Tax Rating: E**

**Energy Performance Rating: C**

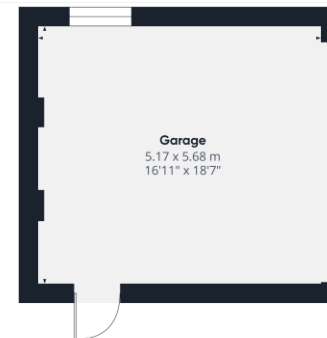




Building 1



Floor 0 Building 1



Building 2

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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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