



Lark Rise  
Daddon Hill, Northam, Devon EX39 3PW

Price Guide £650,000



A stunning individually built 4 bedroom (2 en suite) detached house – situated in a highly sought after leafy area close to amenities. The property boasts a block paved driveway behind a double gate, wonderful mature gardens with a delightful little brook running parallel and double car garage.

The property offers generous open-plan space, a vaulted ceiling in the dining room which connects to the living room and a superbly equipped kitchen/breakfast room, all allowing for lots of natural light to enter the property. The first floor offers 4 double bedrooms, two of which offer en-suites facilities plus a family bathroom.

There are eye-catching features such as glass balustrade on the galleried landing from the oak staircase, vaulted ceilings in the dining room and a wood burner within the living space. The property is being sold with no chain.

The village of Northam which benefits from a good range of shops catering for day to day needs, library, Junior School, Health and Dental Centre's, Leisure Centre and the Burrows Country Park offers many attractive walks and stunning vistas together with Visitor's Centre. Northam is situated between Appledore, famous for its pretty winding streets and Quayside overlooking the Estuary across to Instow, with its restaurants and public houses and Westward Ho!, with its long sandy beaches and championship Golf Course.



## Accommodation comprises:

**Open-Plan Living**  
9.05m x 5.27m (29'8 x 17'3)

**Dining Room**  
3.52m x 5.34m (11'6 x 17'6)

**Kitchen / Breakfast Room**  
5.41m x 3.37m (17'8 x 11'0)

**Bedroom 1**  
3.49m x 3.90m (11'5 x 12'9)

## En-suite Bathroom

**Bedroom 2**  
3.51m x 3.73m (11'6 x 12'2)

## En-suite Bathroom

**Bedroom 3**  
2.96m x 3.36m (9'8 x 11'0)

**Bedroom 4**  
2.94m x 3.35m (9'7 x 10'11)

## Family Bathroom

## Cloakroom

**Double Garage**  
5.93m x 5.47m (19'5 x 17'11)

## Outside

Lovely private rear garden with an open aspect, well stocked borders and shallow brook. To the side of the garden, a decked area with summerhouse and the front of the property is the driveway with for several vehicles & double garage.

**Services:** Gas Central Heating, Mains Electric & Water, Private Drainage. Superfast

Fibre is available at the property by a variety of suppliers.

## Energy Performance Certificate: C

## Council Tax Banding: F

**Directions:** From Bideford proceed out of the town past Morrisons towards Heywood roundabout on the A39. Proceed over the roundabout, past the turning right towards Westward Ho! & Appledore and take the 1st left into Daddon Hill. Continue along for approximately ¾ mile and the property can be found on the right-hand side.





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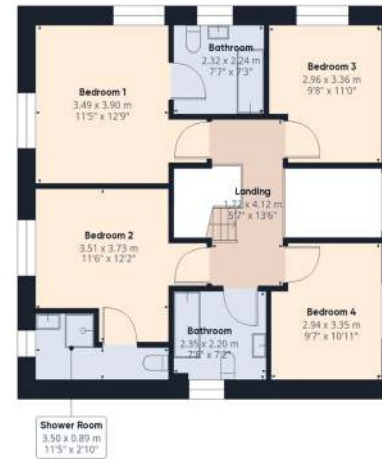
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Floor 0



Floor 1



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

193.07 m<sup>2</sup>

2078.17 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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