



# Gresham Court

Lenwood Road, Northam, Bideford, Devon EX39 3PL

Price Guide: £975,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

Gresham Court is an impressive former 1890's Victorian gentleman's residence with over an acre of well tended south facing gardens. The main house currently has two bedrooms and there are 5 one bedroom flats, which could be reconfigured to provide a larger family home, subject to planning consent, to provide a versatile, multi generational home. The approach to the house is via a private driveway, the main house has parking for numerous cars and each flat has its own allocated parking space. Within the extensive gardens is a tennis court and croquet lawn.

The house has been a much loved family home for the last 38 years, which could now benefit from some new energy.

Gresham Court is located on the edge of 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, 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. A regular bus service provides access to the port and market town of Bideford, approximately 2 miles distant with a wider range of supermarkets (5) and shops etc.



#### **Schools:**

**Kingsley** (Day & Boarding)

Within 1 mile

**West Buckland** (Day & Boarding)

28 miles – Daily Bus

**Bideford College**

Within 1 mile

**The Accommodation comprises:**

#### **The Main House (East Wing)**

Currently 2 storey, 2 bedroom house

**Vestibule Entrance**

**Hallway**

**Drawing Room**

**Dining Room**

**Kitchen/Diner**

**Cloakroom**

**Bedroom 1**

**Bedroom 2**

**Bathroom**

**W.C.**

#### **Ground Floor Flat 1 (1 Bedroom)**

**Paved Sun Terrace**

**Lounge**

**Kitchen**

**Dining Area**

**Bedroom**

**Bathroom**

#### **Ground Floor Flat 2 (1 Bedroom or Studio)**

**Paved Sun Terrace**

**Hallway**

**Lounge**

**Kitchen/Diner**

**Bedroom**

**Bathroom**

#### **First Floor Flat 3 (1 Bedroom)**

**Hallway**

**Lounge**

**Kitchen/Diner**

**Bedroom**

**Study/Occasional Bedroom 2**

**Bathroom**

**W.C.**

#### **First Floor Flat 4 (1 Bedroom)**

**Lounge**

**Kitchen/Diner**

**Bedroom**

**Bathroom**

*There are interconnecting doors to Flat 4 which could be incorporated into the main house, if required.*

#### **Second Floor Flat 5 (1 Bedroom)**

**Hallway**

**Lounge**

**Kitchen Diner**

**Bedroom**

#### **Outside**

The grounds are mostly bordered by open fields providing a high degree of privacy, there is a tennis court and croquet lawn. Trees and shrubs are in abundance in the grounds.

The driveway is owned by Gresham Court. The maintenance is shared with neighbours who have right of way.

**Services:** Mains gas, electric and water.

Private drainage, a treatment plant is situated in The Stables garden, shared with The Coach House and The Stables.

#### **Energy Performance Certificate:**

Main House and Flats are 'D'.

#### **Council Tax Banding:**

Band C for the house and Band A for each flat.



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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Floor 0



Floor 1

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

451.3 m<sup>2</sup>

4854 ft<sup>2</sup>

### Directions:

From Bideford proceed over Heywood Road roundabout on the A39 towards Westward Ho! Head past the Durrant Hotel on your right-hand side and take the next left into Chope Road, continue on this road and take the second left into Lenwood Road where the property will be found a short distance along on the right hand side.



N

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.

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