



TREE TOPS, DURRANT LANE
NORTHAM, BIDEFORD, DEVON, EX39 2RL

£575,000

A well-positioned three-bedroom detached home, quietly situated along one of Northam's most sought-after private roads, enjoying attractive views from the rear across woodland and open countryside towards the River Torridge and estuary beyond.

Treetops offers light, spacious and well-proportioned accommodation, with many of the principal rooms taking advantage of the attractive outlook. The accommodation includes a generous kitchen/breakfast room with integrated appliances, dining hall with patio doors leading onto the raised veranda, comfortable sitting room with wood-burning stove, three double bedrooms including an en-suite, family bathroom and useful inner hallway.

The kitchen/breakfast room is fitted with a range of modern units with solid oak work surfaces and integrated appliances, whilst the dining hall provides a central reception space with direct access onto the veranda. The sitting room is particularly appealing, with windows to the side and rear, views across the woodland and a wood-burning stove creating a cosy focal point.

There are three well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, with the second bedroom having windows to the front and side and built-in wardrobe. Bedroom three enjoys stunning views across the gardens towards the estuary, whilst the family bathroom is fitted with a three-piece suite.

Outside, the property is approached via a private driveway providing ample parking and access to the integral garage. The gardens are predominantly laid to lawn with mature trees, shrubs and established borders. A secluded side garden provides a generous patio seating area, ideal for outdoor dining, whilst the enclosed rear garden adjoins woodland.





The raised veranda is a particular feature and provides a lovely spot from which to enjoy the peaceful surroundings and views towards the countryside and River Torridge. The integral garage is complemented by a useful utility room and a substantial lower-ground storage area.

Further potential is afforded by the benefit of planning permission for the erection of a rear extension, loft conversion, front porch and detached double garage. The approved plans are available to view online under Planning Reference 1/0859/2025/FUL, with works required to commence before November 2028, offering an excellent opportunity to further enhance and enlarge the property.

Durrant Lane is a prestigious private road, conveniently positioned for Northam village and the surrounding North Devon coastline. Northam offers a good range of everyday amenities, whilst Westward Ho!, Northam Burrows Country Park and the Royal North Devon Golf Club are all within easy reach. Bideford is approximately 1.5 miles away, with Barnstaple around 10 miles.

Properties in this sought-after location rarely come to the market and Treetops would make an appealing principal residence or second home. With its generous gardens, attractive outlook and excellent potential, early viewing is highly recommended.

NEED TO KNOW

Services: Mains Gas, Electric and Water. Private Septic Tank drainage.

Energy Performance Certificate (EPC): TBC

Council Tax: Band E (£3,200.07 p/a)

What3Words:edicts.locating.buggy





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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