



# Higher Fordlands

Northam | North Devon | EX39 3QA

JAMES FLETCHER

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## HIGHER FORDLANDS

Tucked away within an exclusive location, this magnificent period residence is truly a hidden gem and presents a unique lifestyle opportunity, close to the picturesque North Devon coast. Forming part of a historic country estate, originally constructed c.1860, this elegant attached home has been the subject of much improvement over the years, and now combines a fine blend of attractive character features perfectly complemented by stylish modern fittings. The property boasts spacious accommodation and offers tremendous flexibility, whilst commanding extensive gardens along with ample off-road parking and an impressive quadruple garage/workshop, offering further potential (subject to planning permission). Perfect for those seeking a beautiful lifestyle home for a growing family or dual occupation within this idyllic setting.

Northam itself is a charming village situated on the North Devon coast, offering a delightful blend of history, natural beauty, and community spirit. From Bone Hill, it overlooks the estuary where the Taw and Torridge rivers converge, providing breath-taking views. The village offers a convenience store and newsagents along with a doctor's and dentist surgery, primary schooling and a swimming pool/gym. The nearby Northam Burrows Country Park, forming part of North Devon's UNESCO Biosphere, is also home to the Royal North Devon Golf Course. A popular village, Northam offers residents a quieter alternative to the traditional coastal locations but is within walking distance of both Appledore & Westward Ho!. Appledore is a historic maritime village with a bustling quayside, popular cafes and restaurants and narrow streets lined with fishermen's cottages whilst Westward Ho! boasts a sandy, blue-flagged beach, popular with families and surfers alike. In addition, Instow, found just across the estuary, offers a riverside beach with sand dunes, access to the Tarka Trail and a number of award-winning restaurants, along with the popular yacht club and a pedestrian ferry to Appledore in the summer months.

Also close by, and connected by a regular bus service, is the historic port town of Bideford, which provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping.

The A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. From here, the A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE  
REF: JF0919**



## STEP INSIDE

Quietly tucked away at the end of a private driveway, shared with only a handful of neighbouring homes, this captivating period residence is hidden behind electric iron gates and commands a generous plot with extensive mature gardens to the rear, extending to approximately 1/2 acre in all.

The property itself is beautifully presented throughout and immediately opens to an inviting entrance hall with useful storage and a convenient cloakroom. This then flows through to the sitting room/snug, a charming multi-purpose reception room with an attractive feature fireplace and double doors opening onto the sun terrace at the rear of the home. The ground floor accommodation continues with a large open-plan kitchen/diner with bi-fold doors to the conservatory/garden room, an elegant formal lounge, useful utility room and inner hall providing stairs to the first floor of the main part of the home.

The kitchen is stylishly-fitted with a range of granite work-surfaces comprising a Belfast sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in oven and additional combi oven/microwave, built-in induction hob with stainless steel extractor hood over, built-in dishwasher, built-in wine cooler, space for a large fridge/freezer and attractive underlighting.

The formal lounge presents a wonderfully spacious reception room, enjoying a triple aspect and an attractive wood-burning stove, double doors to outside and stairs to the additional first floor area of the home. The conservatory floods the home with natural light and overlooks the garden, creating the perfect transition from inside to outside. In addition, and found off the kitchen, is a useful utility room with space and plumbing for a washing machine and tumble dryer.

The first floor accommodation is split in two parts and is perfect for those with grown up children, regular visitors or dual occupancy. The first floor of the main home comprises a generous principal bedroom, enjoying a dual aspect and an ensuite shower. The ensuite has been recently-fitted and comprises a large shower with a handheld and rainfall shower head, low-level W.C, wash basin, bidet, chrome heated towel rail, underfloor heating and low-level lighting with a motion sensor in the bedroom. There are two further double bedrooms, one with an ensuite comprising a shower, low-level W.C, wash basin with vanity unit below and heated towel rail, whilst both additional bedrooms overlook the garden. The family bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C, wash basin and chrome heated towel rail.

Stairs from the lounge open to two further double bedrooms and a modern shower room. The shower room is fitted with a white suite comprising a shower, low-level W.C, wash basin and chrome heated towel rail. This space is perfect for a dependent relative or regular visitors.





## OUTSIDE & PARKING

The property is approached at the front via long private driveway off a no-through road, shared with only a handful of neighbours and splitting off at the top to Higher Fordlands and two other neighbouring homes. Electric iron gates then open onto a private driveway leading to the home.

In addition to the elegance that the home provides, it is outside where the property truly comes to life with a garden that is perfect for those with green fingers or space for children to run, play and explore. Extensive mature grounds at the rear enjoy a West-facing aspect and take full advantage of the afternoon and evening sun, providing a good degree of privacy and tranquillity. The immediate garden enjoys a raised sun terrace - perfect for alfresco dining, coffee in the morning and cocktails in the evening - and a formal lawn with a mature flower beds and borders, well-stocked with a variety of plants and shrubs, along with an attractive stone wall feature.

Beyond the old stone wall, the grounds open up to a generous lawned garden with flower beds and borders, mature plants and trees and raised vegetable beds along with space for a number of beehives or to keep chickens or ducks. Bathed in sunshine and with a number of glades taking full advantage of the sun throughout the day, glorious sunsets can also be enjoyed. The driveway runs adjacent to the formal garden and leads to an impressive **quadruple garage** with an additional workshop at the rear (approx. 1000sqft in all). Currently offering secure storage space within the private grounds, and arranged as 2x double garages with an adjoining workshop, this space offers tremendous potential and could be perfect for those working from home or converted to a home office/studio/gym, or alternatively additional accommodation subject to the necessary planning consents.

Backing onto fields, the gardens really complete this individual lifestyle home, offering a slice of "The Good Life" within striking distance of the coast.

## VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

## NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.









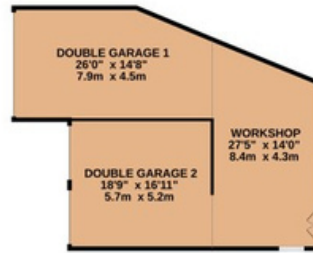


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GROUND FLOOR  
1446 sq.ft. (134.4 sq.m.) approx.



GARAGE  
1023 sq.ft. (95.0 sq.m.) approx.



1ST FLOOR  
1151 sq.ft. (106.9 sq.m.) approx.



HIGHER FORDLANDS, NORTHAM

TOTAL FLOOR AREA: 3620 sq.ft. (336.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- **Services:** Mains Electricity, Unmetered Mains Water Supply, Oil-fired Central Heating, Shared Septic Tank Drainage.
- **Features:** New roof c. 2016 along with replacement uPVC double glazed windows.
- **Broadband:** Superfast Broadband is available (Ofcom)
- **EPC:** E
- **Tenure:** Freehold
- **Council Tax:** Band E
- **Local Authority:** Torrridge District Council
- **Sellers Position:** No chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including coloured images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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