



RED GABLES



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Lakenham Hill, Northam, Bideford, EX39 1JH

Northam walking distance, Westward Ho! Beach & Bideford 1.5 miles, Barnstaple 10 miles

A versatile arrangement of two attached dwellings enjoying stunning coastal views.

- Stunning coastal views
- 3051 Sq ft of accommodation
- Extensive parking
- Walking distance to Village square
- 1 Red Gables council tax band D
- Currently occupied as 2 dwellings
- Home with income or dual occupation
- Gardens
- Freehold
- 2 Red Gables council tax band D

Guide Price £795,000

SITUATION

The property is located in a quiet, elevated position enjoying far reaching sea views towards Lundy Island, Saunton and Baggy Point in the distance. Situated within easy access of Northam Village centre, which offers a good range of amenities including local shops, Post Office, public house, library, health centre, dentist, leisure centre and restaurant. There is also nearby easy access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple. Westward Ho! benefits from a three mile long Blue Flag awarded safe and sandy beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club along with an excellent range of amenities including small supermarkets, pubs, bars and restaurants. Bideford town sits on the banks of the River Torridge and offers a wide range of amenities including various shops, banks, butchers, bakeries, cafes, places of worship, schooling for all ages (public and private) and five supermarkets. Affinity shopping outlet and retail complex is also nearby with a range of popular named brands. The regional centre of Barnstaple offers all the area's main business, shopping and commercial venues, train station to Tiverton parkway and access to the motorway network via the A361.



DESCRIPTION

Built circa 1946 and offering around 3051 sq. ft of accommodation, Red Gables is currently occupied as two residences both with their own front doors and gardens. Generally in good order, the property would suit a buyer looking for dual occupation, a home with income or alternatively it could become one 6 bedroom unit. To the front is extensive parking with two gated entrances and to the rear there are private gardens. Due to its elevated position, the property boasts stunning views over Northam Burrows and out to sea. We understand this is the first time Red Gables has entered the market in 37 years so presents a rare opportunity.

1 RED GABLES

Entrance hall with storage cupboard, snug with built in wardrobes which could also be used as a further bedroom, sitting/dining room with fine views and sliding doors to the raised decking. The kitchen includes a range of fitted units, integrated appliances, inset sink and Rangemaster gas stove. Utility/boot room with door to the front.

Upstairs there is a family bathroom, separate WC and three double bedrooms with two enjoying breath-taking views. The larger bedroom is very versatile as it is accessed from the study which we envisage could be incorporated as a dressing room.

2 RED GABLES

Entrance hall with storage cupboard, sitting room to the front. The kitchen/dining room is set at the back of the property and enjoys views and access to the raised patio. The kitchen includes a range of built in units, inset sink, gas stove and space for white goods.

Upstairs there is a bathroom with both a bath and shower, separate WC and two bedrooms. There is a further room in the loft which could be used as an occasional bedroom.

OUTSIDE

The property can be accessed via two gated entrances which lead to an extensive brick paved parking area for a number of vehicles.

The gardens are made up of raised decked and patio areas which enjoy those stunning sea views. Steps lead down to the lower garden which is lawned and a blank canvas for the next owner.

There are also handy storage areas underneath the property, ideal for bikes, surfboards, lawn mower etc.

PROPERTY INFORMATION

All mains connected

Gas central heating

Each dwelling has its own Gas meter

1 Red Gables council tax band D

2 Red Gables council tax band D

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Approximate Area = 3051 sq ft / 283.4 sq m
 Outbuildings = 45 sq ft / 4.1 sq m
 Total = 3096 sq ft / 287.5 sq m
 For identification only - Not to scale

Second Floor

- Occasional Bedroom: 6.12 x 2.64m / 201 x 8'6"
- Bedroom 3: 7.13 x 2.56m / 235 x 8'5"

First Floor

- Bedroom 1: 4.00 x 3.50m / 131 x 11'6"
- Bedroom 2: 3.50 x 3.18m / 116 x 10'5"
- Study: 3.37 x 2.22m / 11'1 x 7'3"
- Bedroom 1: 4.01 x 3.50m / 132 x 11'6"
- Bedroom 2: 3.50 x 3.18m / 116 x 10'5"
- Shed: 1.25 x 1.02m / 4'1 x 3'4"
- Shed: 2.05 x 1.35m / 6'9 x 4'5"

Ground Floor 1/2

- Kitchen / Dining Room: 3.52 x 2.96m / 116 x 9'9"
- Dining Room: 3.55 x 2.67m / 116 x 8'9"
- Sitting Room: 4.02 x 3.50m / 132 x 11'6"
- Sitting Room: 3.51 x 3.19m / 116 x 10'6"
- Snug: 3.50 x 3.16m / 116 x 10'4"
- Utility: 2.66 x 1.84m / 8'9 x 6'

Basement 1/2

- Basement 2: 4.00 x 3.50m / 131 x 11'6"
- Basement 1: 3.04 x 2.48m / 10' x 8'2"
- Basement 3: 2.78 x 1.93m / 9'1 x 6'4"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2025. Produced for Stags. REF: 1256065