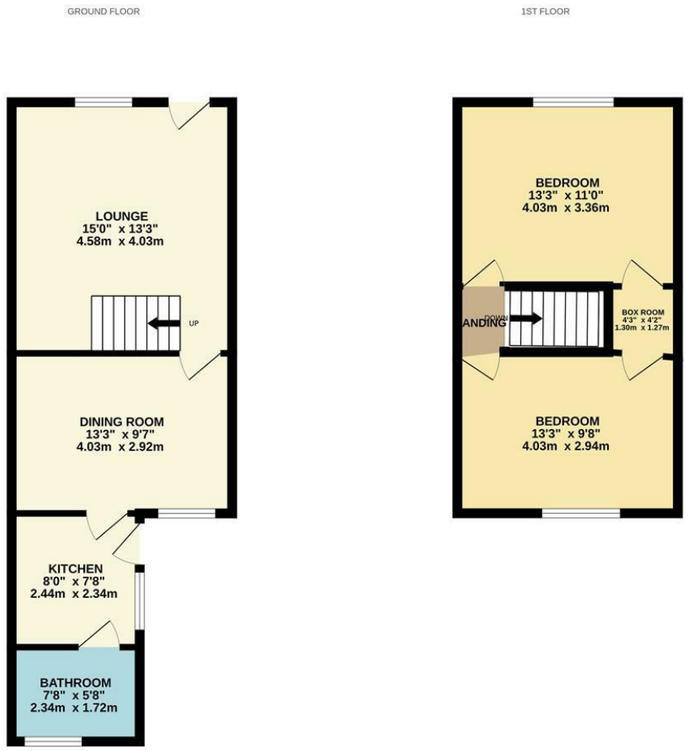
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property



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.
Made with Metropix ©2026

Directions

From Bideford quay front proceed in a northerly direction as though out of the town, and continuing to Heywood Roundabout on the A39. Here proceed straight across, passing the Durrant House Hotel on your right. Continue past the yellow speed camera, taking the 2nd right hand turning into Northam. Proceed downhill taking the 3rd right into Cross Street where number 8a is located on your left hand side.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.

Quaint and Quirky Cottage

8a Cross Street, Northam, Bideford, EX39 1BS

Guide Price

£170,000

- Mid Terraced Period Cottage
- PVC Double Glazing
- Level Access to Amenities
- 2 Bedrooms
- Gas Radiator Central Heating
- Inspection Advised
- 2 Reception Rooms
- Enclosed Rear Garden
- No Onward Sales Chain!!

Room list:

Sitting Room
4.57m x 4.04m (15' x 13'3")

Dining Room
4.04m x 2.92m (13'3" x 9'7")

Kitchen
2.44m x 2.34m (8' x 7'8")

Bathroom
2.34m x 1.73m (7'8" x 5'8")

Bedroom 1
4.04m x 3.35m (13'3" x 11')

Bedroom 2
4.04m x 2.95m (13'3" x 9'8")

Overview

8a Cross Street is a deceptively spacious quaint and quirky period cottage, centrally set within this highly sought after North Devon village. The 2 storey accommodation, which has a wealth of charm and character, boasts PVC double glazing and gas central heating, and is set just a short level walk from the village square and its amenities. Available to the market with no onward sales chain, an early viewing appointment is advised to avoid disappointment!!

Briefly, the accommodation provides a cosy sitting room with a feature fireplace, window seat, beamed ceiling, and a staircase to the first floor accommodation. Beyond the sitting room is a dining room, again with a feature fireplace, which leads to the kitchen, having fitted units with some integral appliances, and this room gives access to a bathroom with a 3 piece suite, along with space and plumbing for a washing machine, and the gas boiler for the hot water and central heating systems. To the first floor are 2 double bedrooms, one with a vaulted ceiling and exposed 'A' frames, and integral wardrobe.

Northam is a highly popular Torridgeside village offering many everyday amenities, including a range of shops, village inns, medical facilities, places of worship, primary schooling, and access to the delightful Northam Burrows. Nearby, approximately five minutes' drive away, is the working port and market town of Bideford, situated on the banks of the River Torridge, which offers a wider selection of everyday amenities together with schooling for all ages. Also close by is the former fishing village of Appledore, renowned for its quaint narrow streets and quayside, while the coastal village of Westward Ho!, with its long sandy beach, is within easy reach and accessible via a level walk. Barnstaple, North Devon's regional centre, offering the area's main shopping, business, and commercial facilities, is approximately 25 minutes' drive away.

Outside

On road parking is available in the vicinity. To the rear is an enclosed garden, which affords a high degree of privacy, being predominantly gravelled for ease of maintenance, and with flower borders, mature shrubs, bushes etc

Services
All Mains Services Available

Council Tax band
B

EPC Rating
D

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797