60 CROSS STREET

NORTHAM, BIDEFORD, DEVON, EX39 1BX

£389,950

Beautifully presented throughout, the charming three-bedroom cottage is complemented by a thoughtfully designed self-contained annexe, currently operating as a successful Airbnb, making it ideally suited to buyers seeking supplementary income, multi-generational living or high-quality guest accommodation.

The main cottage effortlessly blends timeless character with contemporary practicality. An inviting entrance hall, complete with original Victorian tiled flooring and useful understairs storage, leads into a welcoming sitting room where exposed timber floorboards, a striking stone fireplace and a wood-burning stove create a warm and inviting atmosphere.

To the rear, the property opens into a spacious kitchen and dining room, designed with both everyday family life and entertaining in mind. Double doors open directly onto the garden, seamlessly connecting indoor and outdoor living, while solid wood worktops, space for a Range cooker, an integrated dishwasher, natural slate flooring and underfloor heating combine to create a kitchen that is both practical and beautifully appointed. A separate utility room provides additional storage together with space for laundry appliances and a fridge/freezer.

The first floor offers three generous double bedrooms, each retaining the charm and character expected of a home of this period. The principal bedroom benefits from a feature fireplace, exposed floorboards, a fitted wardrobe and a stylish en-suite shower room. The remaining two bedrooms enjoy attractive views across the rear garden, extending towards the coast and sea beyond. Completing the accommodation is a beautifully presented family bathroom, fitted with a contemporary suite, heated towel rail and fully tiled walls and flooring.

Outside, the property continues to impress with a brick-paved driveway providing valuable off-road parking and a thoughtfully landscaped rear garden arranged to create a series of inviting outdoor spaces. A generous natural slate terrace is ideal for al fresco dining before leading to level lawns and an elevated decked seating area, perfectly positioned to enjoy the afternoon and evening sunshine.

A powered summerhouse offers excellent potential as a home office, studio or garden bar, while a separate storage shed, covered log store and convenient side access via the neighbouring drangway complete the external space.

The self-contained annexe has been intelligently designed to provide complete independence, with its own side entrance as well as access from the rear garden. Finished in a contemporary style, it features an open-plan living space with a well-equipped kitchenette, integrated appliances, built-in dining area, underfloor heating, a mezzanine sleeping area with electric Velux windows and a beautifully appointed shower room. Already operating as a successful Airbnb, it provides an established income stream from day one while also offering ideal accommodation for relatives, guests or those working from home.

NEED TO KNOW

Services: All mains services are connected
Energy Performance Certificate (EPC): D - 62
Council Tax: Band B (£2,036.41 per annum)

What3Words: rewarding.jump.plus

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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