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Changing Lifestyles

Lendon House
Abbotsham
Bideford
Devon
EX39 5BW

Guide Price: £1,400,000 Freehold



Changing Lifestyles

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bideford@boproperty.com

Lendon House, Abbotsham, Bideford, Devon, EX39 5BW

A FINE COUNTRY HOUSE WITH COASTAL VIEWS AND 2 ACRE GARDENS



- A fine detached 17th Century country house
- 6 bedrooms and elegant reception rooms
 - Bespoke handmade farmhouse kitchen
 - Detached two-storey former cottage
- Approximately 2 acres of mature gardens and grounds
- Private gated entrance with sweeping driveway
- Delightful countryside and coastal views towards Bideford Bay
- Beautiful cobbled courtyard, orchard and paddock
- Highly sought-after village location close to Greencliff and the South West Coast Path
- Easy access to Westward Ho!, Appledore, Instow and Bideford



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Overview

Beyond private gates, a sweeping driveway winds through beautifully established grounds before revealing Lendon House – an exceptional country home where history, character and coastal living come together in one remarkable setting. Occupying approximately 2 acres of mature gardens and grounds, the property enjoys an exceptional degree of privacy created by established trees and landscaping, together with delightful countryside and coastal views towards Bideford Bay. Believed to date from the 17th Century, with later sympathetic Victorian additions, this home extends to approximately 5,000 sq ft and includes 6 bedrooms, elegant reception rooms, a bespoke handmade kitchen and a detached two storey former cottage, all within the highly regarded village of Abbotsham.

Thoughtfully preserved by the present owners, the house retains an abundance of original character, with fireplaces, exposed timbers, flagstone floors and elegant architectural detailing sitting comfortably alongside a bespoke handmade kitchen, stylish bath and shower rooms, high-speed broadband and the practical features expected for modern family living.

The accommodation has been designed for living rather than simply occupying space. Elegant reception rooms provide wonderful places to relax and entertain, whilst the generous kitchen forms the natural heart of the home, opening effortlessly towards the gardens and outdoor entertaining areas. Large windows throughout frame attractive views across the grounds, creating a constant connection between the house and its surroundings.

Outside, the lifestyle offered by Lendon House is every bit as impressive as the accommodation itself. Extensive lawns, mature specimen trees, colourful borders, an orchard, paddock and a charming part cobbled rear courtyard create an ever-changing landscape throughout the seasons. Covered veranda and generous terraces provide wonderful spaces for family gatherings, summer dining and relaxed evenings overlooking the gardens, whilst children and grandchildren have space to explore, play and create lasting memories.

The detached two storey former cottage provides excellent ancillary accommodation with flexibility for home working, hobbies, storage or a variety of future uses, subject to any necessary planning consent.

The location perfectly complements the lifestyle. Greencliff and the South West Coast Path are within easy reach, offering spectacular coastal walks, whilst nearby Westward Ho! provides championship golf, surfing and miles of sandy beach. The picturesque estuary villages of Appledore and Instow are close by, together with the historic port town of Bideford, offering an excellent range of independent shops, restaurants, schools and everyday amenities.

More than simply a period country house, Lendon House is a home that has been enjoyed, cared for and shared by generations. From peaceful mornings overlooking the gardens to long summer evenings entertaining family and friends, it offers a lifestyle that is increasingly difficult to find. Combining architectural character, established grounds, privacy and an outstanding coastal setting, Lendon House represents one of North Devon's finest country homes.



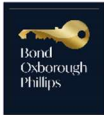
Ground Floor
Floor area 159.2 sq.m. (1,714 sq.ft.)



First Floor
Floor area 139.3 sq.m. (1,499 sq.ft.)

Total floor area: 298.5 sq.m. (3,213 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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What We Will Miss Most :

"Life here has always revolved around the gardens. Whether it has been watching the children playing on the lawns, entertaining family and friends on warm summer evenings or simply sitting on the veranda with a morning coffee, the outside spaces have been every bit as important as the house itself.

Throughout the seasons the gardens constantly change. Deer regularly wander through the grounds, owls can often be heard in the evenings and woodpeckers, pheasants and countless other birds have become part of everyday life. It is a remarkably peaceful place to live.

One of our favourite walks has always been down to Greencliff and the South West Coast Path. Having beautiful countryside and the coastline on the doorstep has been something we have never taken for granted.

Although Lendon House feels wonderfully private, it has never felt isolated. Westward Ho!, Appledore, Instow and Bideford are all close by, making it the perfect balance between country living and everyday convenience.

This has been much more than a house to us. It has been a family home where memories have been made, friendships have been celebrated and generations have come together. We hope the next owners enjoy it every bit as much as we have"

Directions

What3Words : knots.steroids.deflated

Travelling south on the A39 from Bideford within 2.5 miles at the Abbotsham Cross roundabout, take the third left turn and proceed into Abbotsham village. After approximately 0.5 miles and upon entering the village take a left hand turn just prior to the Post Office signposted Green Cliff. Follow this road for just over half a mile passing a converted barn on your left and the entrance to the property will be found within a short distance, also on the left.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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We are here to help you find and buy your new home...

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