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Changing Lifestyles

21 Castle Street
Northam
Bideford
Devon
EX39 1AT

Asking Price: £275,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

21 Castle Street, Northam, Bideford, Devon, EX39 1AT

AN IMPRESSIVE BEDROOM CHARACTER HOME OFFERED FOR SALE WITH NO ONWARD CHAIN



- 2-3 Bedrooms

- Delightful front Sitting Room with large sash window & wood burning stove
- Extensive Kitchen / Dining / Living Room - ideal for both everyday living & entertaining
- Garden Room with bi-fold doors opening directly onto the rear garden
- Impressive & versatile Loft Room
- Beautiful, west-facing Mediterranean-inspired wildlife garden
- No onward chain



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This is a fantastic opportunity to acquire a truly impressive and highly individual 2-3 Bedroom end-of-terrace home, pleasantly positioned along a popular residential road in the highly sought-after village of Northam. Arranged over 3 floors and offered to the market with the distinct advantage of no onward chain, the property combines an abundance of character with versatile and beautifully presented accommodation, together with a superb west-facing rear garden. Since purchasing the property, the current owners have invested a considerable amount of time, care and effort into improving and enhancing the house, undertaking a wide range of works that have helped create the wonderful home seen today.

Entering through a useful Entrance Porch, the accommodation begins with a welcoming Hallway and a delightful front Sitting Room. This is a particularly cosy and characterful space, with a large sash window providing plenty of natural light and a wood burning stove set within an attractive stone fireplace creating an impressive focal point.

The real hub of the home, however, is the extensive Kitchen / Dining / Living Room. Generously proportioned and ideal for both everyday living and entertaining, there is ample room for a dining table alongside the kitchen area, with natural light provided by both a roof window and side window. Woodblock work surfaces complement the character of the room, whilst a second wood burning stove, again, set within a stone fireplace, adds considerable warmth and charm. The accommodation flows naturally from here into the recently refurbished Garden Room, which has been a particularly successful addition to the property. With double glazed bi-fold doors opening directly onto the rear garden, this light-filled space creates a wonderful connection between indoors and out and provides an additional reception area that can be appreciated throughout the seasons. A useful ground floor WC is also accessed from this area.

On the first floor are 2 attractive Bedrooms. The main bedroom is particularly generous in size and overlooks the front of the property, whilst the second bedroom enjoys an outlook across the rear garden and the interesting rooflines beyond, as well as retaining a feature fireplace. Also on this level is an impressive Bathroom with a traditional roll-top bath and shower over. Steps continue to the upper floor where a tremendous Loft Room provides an exceptionally versatile additional space. Full of character, it features wooden flooring, an exposed stone feature wall, built-in storage and a Velux window. Its proportions allow it to fulfil a variety of purposes, whether as an occasional third bedroom, home office, studio, hobby room or simply valuable additional living space.

The rear garden is arguably one of the property's most memorable features. Enjoying a sunny, west-facing aspect, it has been lovingly developed by the current owners as a Mediterranean-inspired wildlife garden and has become something of a sanctuary for both its owners and local wildlife. Attractive stone walls and fencing provide a wonderful backdrop, whilst the garden has been cleverly divided into a series of distinct areas. Immediately adjoining the garden room is a generous patio - ideal for al fresco dining and entertaining. This gives way to a lawned area, with a characterful cobbled pathway continuing towards the timber storage shed at the foot of the garden. Throughout the space is a wonderful collection of established plants, flowers, shrubs and aromatic herbs, including rosemary, lemon balm, mint and lavender, alongside a number of more unusual varieties. The combination of fragrance, planting, stonework and sunny aspect gives the garden a distinctive Mediterranean feel and makes it a particularly relaxing and enjoyable place to spend time.

Altogether, this is a home into which a considerable amount of thought, work and personality has been invested. The combination of character features, flexible 3-storey accommodation, 2 wood burning stoves, the recently added garden room and exceptional west-facing garden make this a property that is difficult to fully appreciate from photographs alone. An internal viewing is strongly recommended, and the property is offered for sale with no onward chain.

Agents Notes

The front and side elevations have been fully re-rendered in lime by Heritage Cob & Lime. The front elevation has also recently been redecorated using Keim mineral paint, which is expected to provide a long-lasting, low-maintenance finish.

A new front door and slate threshold have been installed by Robeda.

The former single glazed units have been replaced with double glazing throughout, including new timber sash windows in 3 rooms.

A 5kW log burning stove has been fitted in the kitchen by Exmoor Heating, replacing the former multi-fuel Rayburn.

The kitchen benefits from high-specification appliances, including the cooker, fridge and washing machine, all of which are included in the sale as is the dining table.

Both the main roof and pitched/flat GRP roof have been replaced within the past 3 years, together with the installation of an upgraded skylight.

The garden room has been comprehensively refurbished and now features enhanced insulation, Robeda bi-fold doors, decorative timber panelling and a WC.

Internal insulation has been added to the external walls of the principal bedroom using wood-fibre board finished with lime plaster. The smaller bedroom and bathroom have also received insulating lime plaster.

Oil-filled electric radiators have been installed in the smaller bedroom and bathroom.

Bespoke shelving, crafted from reclaimed timber by Welcombe-based Pachadesign, has been fitted above the staircase.

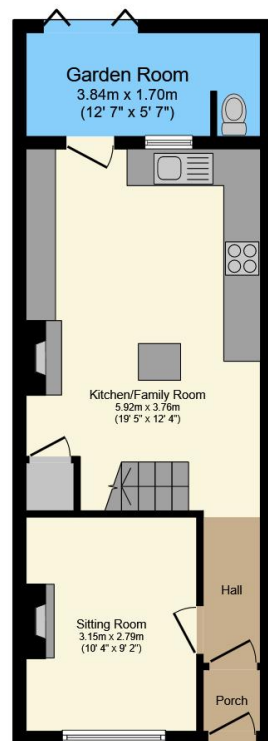
A useful covered log store is positioned on the patio, providing convenient winter storage.

Council Tax Band

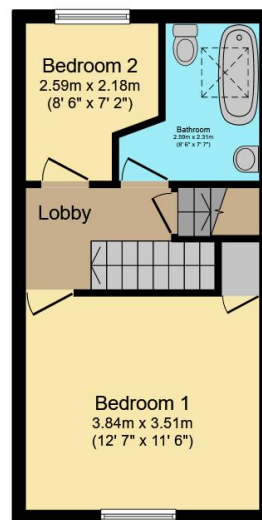
B - Torridge District Council

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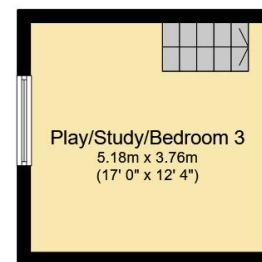
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Ground Floor



First Floor



Second Floor

Total floor area: 60.9 sq.m. (656 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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Area Information

Northam is a small village, lying north of Bideford and south of Westward Ho! There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach.

Local amenities include a supermarket with post office, newsagents and take-aways. There's also a primary school, a health & dental centre and a number of churches in the area. Northam also has an excellent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Westward Ho! and Abbotsham on your doorstep with their cornucopia of restaurants and pubs. Being a coastal village, seafood is high on the menu, fresh from the morning's catch, so be sure to patronise your local fishmonger, if that's your thing. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho! Westward Ho! is also very popular with surfers and body boarders, with many places to get lessons and hire kit for the beginner.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

Northam's local area is teeming with activity whether community groups are your thing or you prefer the outdoor life, there's something to occupy just about everybody all year around.

Directions

From Bideford Quay proceed in the direction of Northam. Continue over the Heywood Road roundabout and past the right hand turning signposted Appledore. Take the next right hand turning onto Fore Street and then turn right onto Lenards Road. Turn left onto Castle Street to where number 21 will be situated on your left hand side clearly displaying a numberplate.

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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mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

