



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

10A Cross Street  
Northam  
Bideford  
Devon  
EX39 1BS

**Asking Price: £300,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

10A Cross Street, Northam, Bideford, Devon, EX39 1BS

## A SPACIOUS DOUBLE-FRONTED PERIOD HOUSE



- 4 Bedrooms
- Multiple Reception Rooms
- Characterful Kitchen with stone walls & beams
- Family Bathroom, separate Shower Room & WC
- Requiring improvement & updating
  - Extensive level lawned garden
  - Practical Workshop
- Central Northam village location
  - No onward chain



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## Overview

An incredibly spacious, double-fronted terraced period house conveniently situated in the heart of the village. All of Northam's amenities, including doctors, dentist, supermarket, library, a couple of takeaways, and a welcoming village pub, are within a short and easy walking distance, making this an ideal location for families or anyone seeking convenient village living.

Although this delightful home will require various improvements and updating, it clearly presents an exceptional opportunity to acquire a substantial property at a competitive price, giving potential buyers the exciting chance to truly personalise and make their mark on this grand residence.

The accommodation is generously arranged over 2 floors. Upon entering the property on the Ground Floor, to your left is an attractive Living Room featuring a charming fireplace, an attractive window seat, useful shelving alcove and elegant wooden flooring. Opposite, across the Entrance Hall, lies a second spacious Living Room with a large window overlooking the front aspect, offering plenty of natural light.

Continuing through the Ground Floor, 2 additional Reception Rooms provide great versatility; one is currently designated as the Dining Room, conveniently located adjacent to the Kitchen, and the other presents an ideal space for a children's playroom, reading room or hobby room. There is also a relatively modern and practical Shower Room on this level. The Kitchen exudes a country-style charm, equipped with a range of wooden base level cabinets complemented by matching drawers, attractive stone walls and characterful exposed beams. Just off the Dining Room, access is available to an historical pump room with the original pump still in situ.

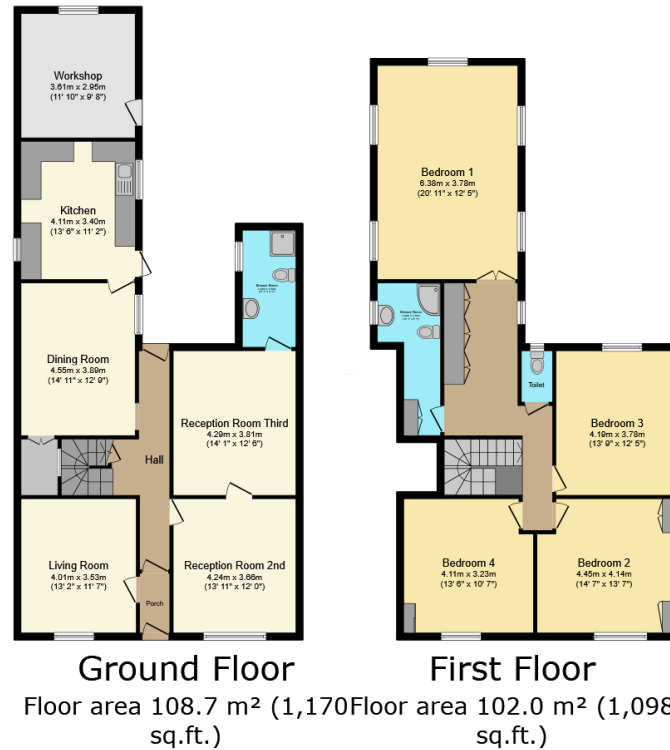
The main rear garden, accessible both from the Entrance Hall and the Kitchen, is impressively spacious, largely laid to lawn, enclosed by stone wall boundaries and enhanced by a delightful selection of ornamental trees and shrubs. This inviting outdoor space also features an external WC and provides access to a well-equipped Workshop offering a practical workbench, useful shelving and housing the modern Gloworm system boiler.

Ascending via the charming period staircase, the Upper Floor comprises 4 Bedrooms. Two Bedrooms at the front of the property benefit from built-in wardrobes, and echo the Ground Floor layout. The third Bedroom also features built-in wardrobes and enjoys appealing sea views. The upstairs accommodation is further enhanced by a separate WC alongside a spacious, 3-piece Bathroom fitted with a large corner bath, bidet and wash hand basin. The Bathroom also conveniently includes a handy airing cupboard that houses the hot water storage cylinder. To the rear is a notably spacious room identified as the Main Bedroom, boasting 5 windows that flood the room with natural light and the main window providing sea views. Given its impressive size and outlook, this versatile room could also function beautifully as a main living room, capitalising on the lovely views across the garden towards the sea beyond.

Overall, this impressive and adaptable property offers immense potential and would suit a variety of purchasers, particularly families seeking generous indoor and outdoor space. Available for sale with the distinct advantage of no onward chain, this home represents an exciting opportunity to create an exceptional village residence tailored to personal tastes and requirements.

### Council Tax Band

D - Torrridge District Council



**TOTAL: 210.6 m<sup>2</sup> (2,267 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](http://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 together with an intimate and friendly, award winning restaurant. 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 towards Northam passing Morrisons Supermarket on your right hand side and continue up the hill to the Heywood Road roundabout. Continue straight across, following signs for Northam / Westward Ho! / Appledore. Continue past the Durrant House Hotel on your right hand side and past the turning to Appledore also on your right hand side. Take the next right hand turning into Northam just after the War Memorial. Proceed down the hill and take the second right hand turning onto Cross Street to where number 10a will be found on your left hand side.

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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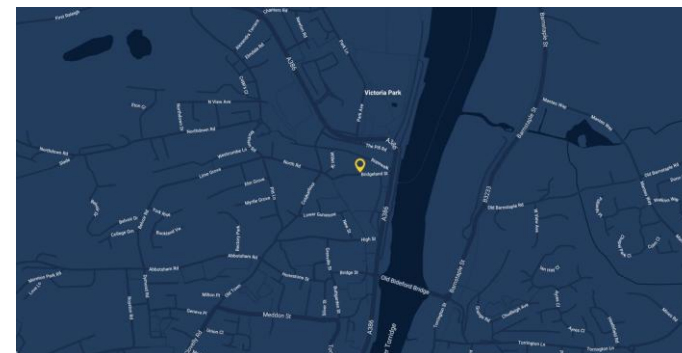
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Phillips Sales & Lettings on

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	