



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Sycamores  
Goats Hill Road  
Northam  
Bideford  
Devon  
EX39 1AJ

**Guide Price: £435,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



Sycamores, Goats Hill Road, Northam, Bideford, Devon, EX39 1AJ

## A SPACIOUS PROPERTY ENJOYING A PEACEFUL SETTING & SEA GLIMPSES



- 4 Bedrooms (1 En-suite)
- Bright & airy Sitting Room opening to the Dining Room
- Superb Kitchen / Breakfast Room overlooking the Mediterranean-style garden
- Family Bathroom & separate Shower Room
- Low-maintenance garden with palm trees, gravelled seating & mature planting
- Carport offering covered off-road parking
- Detached stone Outbuilding with potential for studio, office or workshop use
- Walking distance to village shops & coast



Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)

## Overview

**Set in an elevated position with glimpses of the sea, Sycamores is a spacious and characterful 4 Bedroom semi-detached home nestled on one of Northam's most sought after roads.**

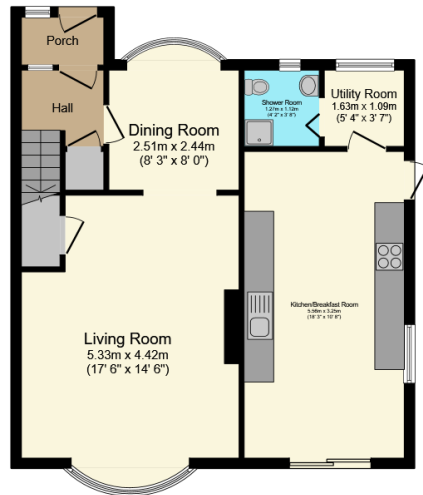
**This well-proportioned property enjoys a welcoming Hallway, a large Sitting Room with bay window and opening through to the Dining Room and a superb Kitchen / Breakfast Room with views over the Mediterranean style garden. The versatile accommodation continues with 4 Bedrooms, including a notably spacious principal suite with ensuite shower room, along with a Family Bathroom and separate Shower Room.**

**Outside, the property offers a delightful, low-maintenance garden filled with established palms, gravelled seating areas and mature borders - ideal for al fresco dining and relaxing. A timber framed Carport provides covered parking, and the detached stone Outbuilding offers excellent potential as a studio, store or workshop.**

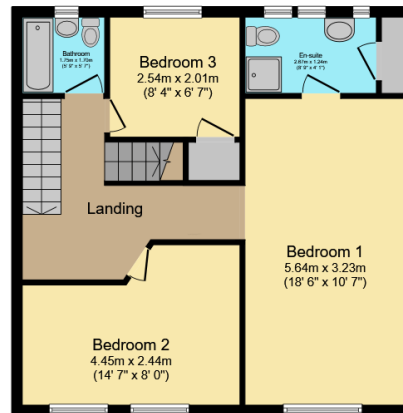
**Located within easy walking distance of Northam's village square, nearby coastal paths, and just a short drive from Appledore and Westward Ho! beach, this home offers a superb blend of lifestyle, location and space.**

### Council Tax Band

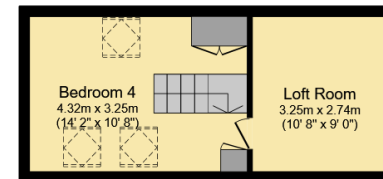
D - Torridge District Council



**Ground Floor**  
Floor area 64.9 sq.m. (698 sq.ft.)



**First Floor**  
Floor area 61.2 sq.m. (658 sq.ft.)



**Second Floor**  
Floor area 22.9 sq.m. (246 sq.ft.)

Total floor area: 148.9 sq.m. (1,603 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)





Sycamores, Goats Hill Road, Northam, Bideford, Devon, EX39 1AJ

Changing Lifestyles



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



Sycamores, Goats Hill Road, Northam, Bideford, Devon, EX39 1AJ



Changing Lifestyles

01237 479 999  
bideford@bopproperty.com

Sycamores, Goats Hill Road, Northam, Bideford, Devon, EX39 1AJ



## 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

Directions to this property can be easily found by using What3words: <https://w3w.co/topples.concerts.irritable>

From Bideford travel towards Northam continuing over the Heywood Road roundabout and taking the right hand turning signposted Appledore. Take the second right hand turning onto Goats Hill Road to where Sycamores will be found on your right hand side displaying a name plate.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



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

5 Bridgeland Street

Bideford

Devon

EX39 2PS

Tel: 01237 479 999

Email: [bideford@bopproperty.com](mailto:bideford@bopproperty.com)

## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

