



Bond  
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*Changing Lifestyles*

Gresham Villa  
Lenwood Road  
Northam  
Bideford  
Devon  
EX39 3PL

**Asking Price: £485,000 Freehold**



Changing Lifestyles

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



Gresham Villa, Lenwood Road, Northam, Bideford, Devon, EX39 3PL

## A DETACHED BUNGALOW OCCUPYING A LARGE, PRIVATE PLOT



- 2 Bedrooms
- Beautifully positioned to enjoy privacy & peaceful countryside surroundings
  - Generously sized Kitchen / Diner
- Bright & airy Living Room with sliding doors that open directly onto the rear patio
  - Cloakroom & separate Bathroom
  - Large driveway parking & Garage
  - Fabulous grounds - a true highlight
    - No onward chain
- An ideal property if you are seeking a quiet retreat, a property with further potential for development, or a comfortable & well-placed home



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## Overview

Tucked away along the ever-popular Lenwood Road in Northam, Gresham Villa presents a rare opportunity to acquire a beautifully positioned detached bungalow set within a generous and largely level plot that offers both privacy and peaceful countryside surroundings. With rolling green fields and woodland close by, and the gentle sounds of nature in the air, this is a location that truly captures rural tranquillity while remaining within easy reach of town amenities.

The property, itself, has not been available to the market for many years, and it's easy to see why. Lovingly maintained over the years, the bungalow is presented in a modern and attractive style throughout, offering 2 well-proportioned double Bedrooms and a versatile living space that flows beautifully from room to room.

The heart of the home is the generously sized Kitchen / Diner, fitted with a sleek range of white gloss base and wall mounted units, alongside integrated appliances including an oven, a 4-ring ceramic hob with extractor over and a fridge / freezer. There is space and plumbing for both a dishwasher and a washing machine and a cabinet houses the gas fired combination boiler. A dining area at the far end of the room makes the most of lovely rear garden views. From here, an open archway leads into the bright and airy Living Room which is centred around a coal effect gas fire and has sliding doors that open directly onto the rear patio, creating a wonderful indoor / outdoor connection.

The large central Hallway offers extensive built-in storage, including a walk-in airing cupboard with linen shelving, 2 additional storage cupboards and access to a Conservatory at the rear. There is also a Cloakroom and a separate Bathroom. The 2 Bedrooms are both generous doubles, one enjoying a view of the enclosed front garden, the other overlooking the peaceful rear.

Outside, the grounds are a true highlight. A large driveway to the front of the property provides off-road parking for several vehicles leading to an adjoining Garage with power and light connected. The front garden is mainly laid to lawn and fully enclosed with timber fencing, offering excellent privacy. The rear garden is equally appealing, with a mixture of lawn and patio spaces bordered by mature hedges and colourful planting, creating a serene setting from which to enjoy the surrounding countryside. The garden also features a charming summerhouse, a greenhouse, a timber storage shed and a carport constructed from timber and corrugated iron - perfect for storage or hobby use. Distant views over green fields towards the town only enhance the sense of space and seclusion.

Whether you're seeking a quiet retreat, a property with further potential for development, or a comfortable and well-placed home in one of Northam's most desirable locations, Gresham Villa offers a rare and special opportunity that is available for sale with no onward chain.

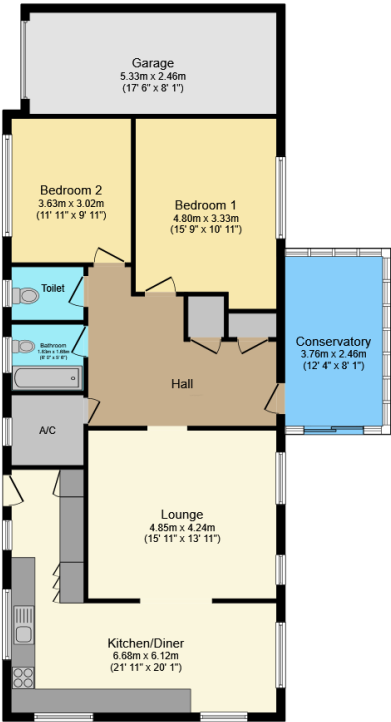
## Agents Notes

This property has private drainage by way of a septic tank.

Given the size of the plot, there is scope for further development (subject to planning) either by way of extension or by adding a further dwelling to the site.

## Council Tax Band

D - Torridge District Council



Floor Plan

Floor area 127.8 sq.m. (1,376 sq.ft.)

Total floor area: 127.8 sq.m. (1,376 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. 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. After passing the right hand turning for Appledore, take the first left hand turning onto Chope Road. Continue along this road for several hundred yards, passing Tudor Close on your left-hand side, before taking the next left hand turning onto Lenwood Road. After a short distance, Gresham Villa will be found on your right-hand side clearly displaying a nameplate.

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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55-68	D	57 D	
39-54	E		
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1-20	G		

