



Bond
Oxborough
Phillips

Changing Lifestyles

30 Fore Street
Northam
Bideford
Devon
EX39 1AW

Guide Price: £220,000 Freehold



Changing Lifestyles

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bideford@bopproperty.com

30 Fore Street, Northam, Bideford, Devon, EX39 1AW



A CHARMING CHARACTER COTTAGE WITH SUNNY REAR GARDEN & FANTASTIC SHEPHERD'S HUT

- 2 double Bedrooms
- Shower Room & Bathroom
- Separate Sitting Room & Dining Room
- Smart fitted Kitchen with access to the rear garden
- Sunny, private garden with patio, lawn & Shepherd's Hut
- Gas central heating & UPVC double glazing
- Successful Airbnb income history
- Located in the heart of Northam village close to amenities & coastal walks
- No onward chain



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Discover the charm of this beautifully presented character cottage in the heart of Northam village, just moments from local shops, eateries, bus services and within easy reach of Westward Ho!'s beach, the South West Coast Path and Tarka Trail. A perfect first home, coastal retreat or high-performing holiday let.

Sympathetically updated to blend period detail with modern comfort, the cottage offers a welcoming entrance hall, a cosy sitting room, a separate dining area and a stylish fitted kitchen with access to the rear garden. A useful ground floor shower room completes the layout. Upstairs are 2 generous double bedrooms and a contemporary bathroom accessed from the main bedroom - ideal for guests or letting flexibility.

The private rear garden enjoys a sunny aspect with a level lawn and patio - an inviting space to relax after days exploring the coast. At the far end, you'll find the real lifestyle gem: a charming Shepherd's Hut measuring approximately 17'6" x 6'6". Thoughtfully designed with kitchenette / dining area, a double bed with storage, and chemical toilet, it provides a brilliant space for guests, home working or a creative escape.

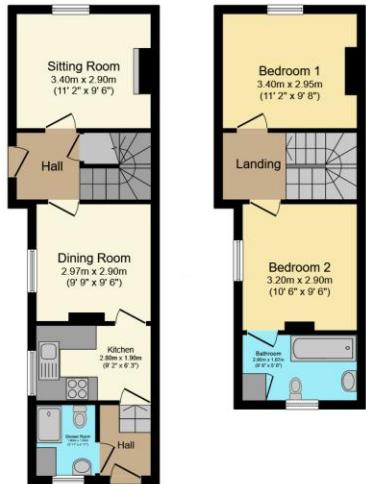
The property (excluding the hut) has been run as a successful Airbnb, offering buyers ready-made income potential, with contents available for sale by separate negotiation. No onward chain, mains services and on-street parking available nearby.

A rare opportunity in one of North Devon's most desirable coastal villages - a lifestyle move waiting to happen.

Council Tax Band

Currently deleted but previously Band B - Torridge District Council





Ground Floor

Floor area 36.2 sq.m. (390 sq.ft.)

First Floor

Floor area 30.7 sq.m. (330 sq.ft.)

Total floor area: 66.9 sq.m. (720 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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EPC TO FOLLOW

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