



Bond
Oxborough
Phillips

Changing Lifestyles

30 Fore Street
Northam
Bideford
Devon
EX39 1AW

Guide Price: £220,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.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

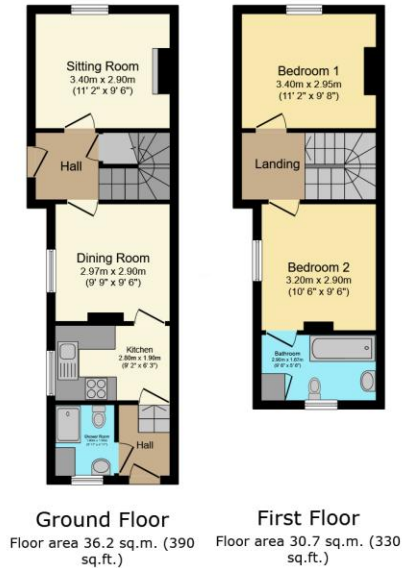
Currently deleted but previously Band B - Torridge District Council



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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 inspector(s). Powered by www.Propertybox.ie



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay, proceed towards Northam passing Morrisons on your right hand side. At the Heywood Road roundabout, continue towards Westward Ho!, Northam and Appledore. Pass the Durrant House Hotel on your right hand side and take the right turn signposted Northam Village Centre. Continue down into the village to where the property will be found on your right 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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