



Bond  
Oxborough  
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*Changing Lifestyles*

5 The Square  
Northam  
Bideford  
Devon  
EX39 1AR

**Offers In the Region Of: £250,000**  
**Freehold**

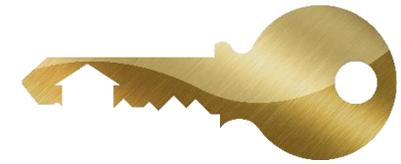


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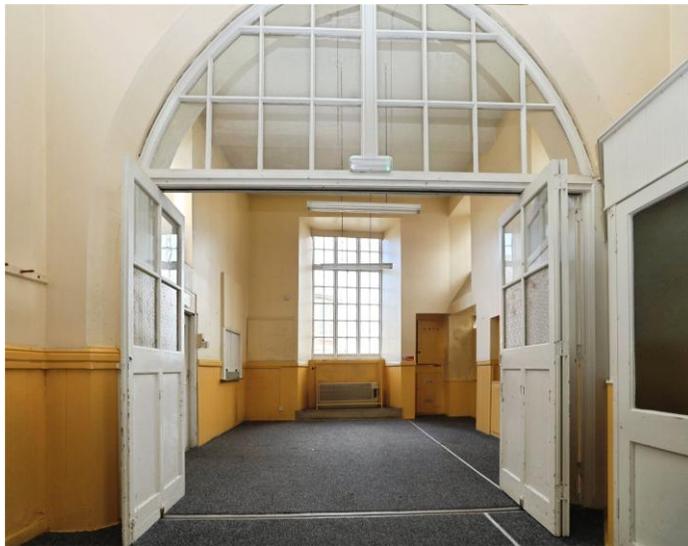
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5 The Square, Northam, Bideford, Devon, EX39 1AR

AN HISTORIC GRADE II LISTED FORMER WORKHOUSE & SCHOOL IN CENTRAL NORTHAM



- Grade II listed building with origins dating back to the 15th century
- Substantial main hall with high ceilings & flexible layout
  - Secondary hall & kitchen / canteen
- Two self-contained flats offering income potential
- Character features throughout including exposed beams & fireplaces
- Enclosed rear courtyard & generous walled garden
- Central Northam location close to amenities



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## Overview

This is a rare and unusual opportunity to acquire a beautiful and historic Grade II listed building, ideally positioned in the very heart of the ever-popular village of Northam. Believed in part to date back as far as the 15th century the property enjoys a rich and varied history, having served as Northam's workhouse in the 1700s before later being adapted into an infant school providing free education to local children. In more recent years, the building has been utilised as a community hall alongside two adjoining flats, one on the ground floor and one on the first floor offering an element of income potential.

The property provides a wealth of space and versatility and may continue to suit a community-based use, with the benefit of the residential units providing supplementary income. However, it should be noted that the property is understood to be subject to historic trust provisions relating to its original use, and any proposed sale or change of use would therefore be subject to the necessary legal consents and compliance with any applicable requirements. Interested parties are advised to make their own enquiries and seek independent legal advice at an early stage. Whilst the building offers immense character and potential, a programme of improvement works would be highly beneficial and purchasers should factor this into their considerations.

The main hall forms an impressive and expansive open space, with attractive period windows to the front and sides allowing an abundance of natural light to flood through, while a side window enjoys delightful glimpses towards the sea. The ceilings are particularly high, creating a remarkable sense of volume and giving the room an almost cavernous feel, perfectly reflecting its former role as a community hall. Within the space are several useful cupboards and internal doors providing practical storage, and an entrance porch offers access from the front. Gas heaters are installed at either end of the hall to provide warmth. The principal hall is currently divided along the centre by glazed bi-fold doors, allowing the space to be separated or opened up as required, and, beyond this, further glazed bi-fold doors lead through to an additional hall arranged in an L-shape. This secondary hall is again generously proportioned and benefits from windows to both the side and rear, providing further natural light. To the rear of the building, a passageway leads through to the kitchen / canteen area.

Outside, a covered rear courtyard provides useful space for bike storage and general utility purposes. From here, there is access to 2 ladies' WCs with a sink within the block, together with a storage cupboard located opposite. A further doorway leads through to the rear garden where a separate gents' toilet block is situated, incorporating a WC and urinal.

The property enjoys an impressive garden area to the rear, predominantly laid to tarmac with a small section of lawn. The space is fully enclosed by attractive stone walls and borders, providing privacy and security, with neighbouring property positioned to the side.

Access to the two flats, known as 5A and 5B, is via a charming arched wooden doorway which leads into a small communal entrance hall. Flat 5A is accessed via a solid wooden door which opens into a welcoming living room with a window to the front elevation and an attractive fireplace with pine surround forming a focal point. From here, a corridor leads through the apartment with a bathroom to one side. In the opposite direction, there is a useful understairs storage cupboard and a further airing cupboard housing a radiator and slatted shelving. The second bedroom is long and narrow with windows to both the front and rear elevations, while the main bedroom enjoys double glazed sliding doors opening directly onto a fully enclosed paved courtyard garden. From the bedroom there is access through to the kitchen, which overlooks the courtyard.

Flat 5B, located on the first floor, is rich in period features, with beautiful exposed beam work that contributes significantly to the building's listed status and historic charm. The first bedroom is positioned to the front and features an original window, a blocked fireplace and access to an additional space ideal for use as a dressing area or walk-in wardrobe. A short flight of steps leads to the kitchen. Further steps lead into a striking central hallway where exposed beams and archways create a wonderful sense of heritage and individuality. From here, the second bedroom is accessed, enjoying two front-facing windows and impressive beam work. An inner hallway provides access to useful storage cupboards and leads through to the bathroom. At the far end of the apartment lies a particularly impressive living room, featuring striking exposed beams and two windows, one of which enjoys superb views across the estuary, creating a fantastic space to relax or entertain.

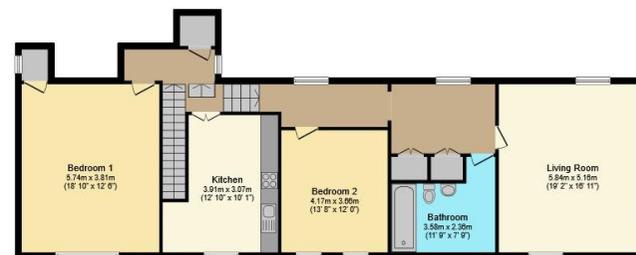
Overall, this is a truly distinctive and historically significant property offering an exceptional level of space, flexibility and character in a prime village setting, with the added benefit of two self-contained flats and considerable potential for a variety of future uses, subject to the necessary consents.

### Council Tax Band

Both flats are Band A – Torridge District Council



**Ground Floor**  
Floor area 238.1 sq.m. (2,563 sq.ft.)



**First Floor**  
Floor area 128.9 sq.m. (1,387 sq.ft.)

Total floor area: 367.0 sq.m. (3,951 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 in the direction of Northam and take the right hand turning in the direction of Northam Square onto Fore Street. Follow this road into The Square to where you will find the property located 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.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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