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Oxborough
Phillips

Changing Lifestyles

Fairholme
Northdown Road
Bideford
Devon
EX39 3NA

Guide Price: £625,000 Freehold



Changing Lifestyles

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Fairholme, Northdown Road, Bideford, Devon, EX39 3NA

A SPACIOUS & CHARMING PERIOD HOUSE WITHIN APPROXIMATELY AN ACRE OF GROUNDS



- 5 Bedrooms
- 2 impressive Reception Rooms
- Kitchen / Breakfast Room & Study / Dining Room
- 2 First Floor Bathrooms & Ground Floor Cloakroom
- Outside storage with various outbuildings
 - Large Basement
 - Plenty of parking
- Very special gardens including a lawn, woodland areas & a lapsed vegetable garden
- Great views of Kenwith Valley & countryside walks on your doorstep



Fairholme presents an opportunity like no other. It is a rare chance to acquire a spacious and charming period house set within approximately an acre of lovely grounds on the outskirts of Bideford Town Centre.

Fairholme dates back to 1873 and was originally constructed as a grand gentleman's residence. It was later divided in half in 1951 and is now presented to the market having been updated by the current owners. Much work has been done on the fabric of the building and the roof and a new central heating system has been installed. With the important work now out of the way any new owner will be able to enjoy the task of bringing the decorative side of the property up to a more contemporary standard.

The house is arranged over 3 levels and could be reimagined in so many ways. In its current configuration it offers 5 Bedrooms, 2 impressive Reception Rooms, a Kitchen / Breakfast Room and a Study. There are also 2 new / recently refitted Bathrooms in addition to a Ground Floor Cloakroom. This property has an abundance of storage with various outbuildings which include a barn. The main house also has a large Basement. There is plenty of parking to the front of the house.

A very special feature of the property are the gardens which lie to the south and east of the house. The gardens feature a variety of interesting areas that include a lawn, woodland areas and a lapsed vegetable garden.

There are great views of the Kenwith Valley from the grounds of Fairholme and there are some very special countryside walks on your doorstep.

You will, of course, need to view to be able to fully appreciate the full scope of this grand residence.



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Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.



All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.



Internal Description

Entrance Porch

Double doors to property front. Glazed sash windows to property sides. Original tiled flooring. Double doors to Entrance Hall.

Entrance Hall

A welcoming space befitting of the size of the property. Stairs rising to First Floor with understairs storage cupboard. Radiator, picture rail.

Cloakroom

Low level WC and wall mounted wash hand basin. Space and plumbing for washing machine. Sash window.

Kitchen / Breakfast Room - 14'5" x 14'2" (4.4m x 4.32m)

A range of eye and base level cabinets, rolltop work surfaces with splashbacking and sink and drainer with mixer tap over. Gas cooker point. Space for fridge / freezer. Radiator. Stairs to Basement. Secondary stairs to First Floor. 2 sash windows to property front.

Drawing Room - 22'1" x 20'1" (6.73m x 6.12m)

A grand and spacious dual aspect room with large bay window overlooking the garden. Wood burning stove. Wood flooring, picture rail, 2 radiators. Doors to Sun Room and Glass House.

Glass House - 24'7" x 10'7" (7.5m x 3.23m)

A useful space for growing fruit and veg with 2 mature productive grapevines. Doors to the garden.

Sun Room - 19'1" x 5'7" (5.82m x 1.7m)

An attractive room with UPVC double glazed windows and doors to rear garden. A pleasant space to sit out and admire the gardens.

Sitting Room - 13'10" x 21'10" (4.22m x 6.65m)

Another grand living space with large bay window to garden. Double doors to Sun Room. Wood burning stove. Wood flooring.

Study / Dining Room - 13'10" x 9'11" (4.22m x 3.02m)

A beautiful room with glazed door to gardens. Small wood burning stove in chimneybreast with slate hearth. Wood flooring, radiator. Door to Bedroom 5.

Bedroom 5 - 14'4" x 12'6" (4.37m x 3.8m)

A spacious and versatile Ground Floor Bedroom with sash window to garden. Fitted carpet, radiator, picture rail.

First Floor Landing

A spacious Landing with large glass window to loft. Wood flooring, radiator. Door to airing cupboard housing hot water tank and gas boiler. Door to stairs descending to Kitchen. Door to shelved airing cupboard with radiator.

Bedroom 1 - 15'3" x 13'11" (4.65m x 4.24m)

A spacious room with secondary glazed sash windows. Door to shelved cupboard. Fitted carpet, picture rail, radiator.

Bedroom 2 - 14'7" x 13'10" (4.45m x 4.22m)

A spacious, dual aspect Bedroom with 2 secondary glazed sash windows overlooking the garden. Fitted wardrobe. Wood flooring, radiator, picture rail.

Bedroom 3 - 13' x 10'3" (3.96m x 3.12m)

Secondary glazed sash window. Fitted wardrobe. Feature fireplace. Wood flooring, radiator.

Bedroom 4 - 9'9" x 9'7" (2.97m x 2.92m)

Secondary glazed sash window. Fitted wardrobe. Wood flooring, radiator.

Bathroom 1

Low level WC, pedestal wash hand basin and bath with electric shower over. Radiator. Secondary glazed sash window. This room could be an En-suite for Bedroom 1.

Bathroom 2

High level Victorian style WC, pedestal wash hand basin and 'P' shape bath with rainforest head shower and hand shower attachment. Radiator. Secondary glazed sash window.

Basement - 12' x 14'1" (3.66m x 4.3m)

A good spacious room with power and light connected. Plumbing for washing machine. Housing the water storage and pressurising plant. High doorway giving access to a further useful Store.

Inner Hallway

Door to Pantry which is a useful dry shelved space with window. Door from here to Store as well as access to outside and additional Stores.

Outside

Fairholme is approached via a private tree lined driveway. There are a good number of parking spaces immediately to the front of the house making it highly accessible. There are also double gates to a hard standing providing additional parking.

There are a number of useful outbuildings with potential as well as a 24' x 15' stone Barn with a tiled floor that was formerly the old coach house. It could serve as a garage or as a hobbies room and it has a loft above.

Access to the south-facing garden is granted from the driveway via a solid wooden gate or from the Sun Room and the Glass House. Immediately to the rear of the house is an expanse of gently sloping lawn that would make a great space for family games of football or cricket. From here you can access some pathways that lead through the wooded grounds of Fairholme. The woods are highly enchanting and would be the stuff of fairytales for children. Somewhere near the middle of the woods is a wonderful sundial that serves as a reminder of the former glory of Fairholm. An inscription by it reads:

Kind hearts are the garden
Kind thoughts are the roots
Kind words are the blossoms
Kind deeds are the fruits

There are some truly impressive and aged trees in the garden as well as fruit trees and a formerly productive vegetable garden and some further outbuildings. With some attention to detail, this garden could be restored to its former Victorian glory.

Much of the garden overlooks the Kenwith Valley and it is incredible to have such an impressive and peaceful outdoor space whilst being so close to the town.

Useful Information

Mains gas, electricity and water. Shared private drainage with the property next door.

Council Tax Band

D - Torridge District Council



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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Directions

From Bideford Quay proceed up Bridgeland Street passing our Office on your right hand side. Follow the road as it bears around to your right onto North Road and proceed to the end. Take the right hand turning onto Northam Road. Continue for a short distance to the mini roundabout and take the left hand turning onto Northdown Road. Proceed up this road towards the very end before taking the right hand turning to where Fairholme will be found a short distance down a private driveway on your right hand side clearly signposted.

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

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Please do not hesitate to contact
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mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

