

# Beechcroft

## Northlew

### EX20 3PX



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN OKEHAMPTON



**Guide Price - £525,000**





# Beechcroft, Northlew, EX20 3PX.

Positioned within a peaceful and private plot, this detached property benefits from surrounding countryside views, alongside characterful charm, large gardens and ample off-road parking...



- Detached Rural Family Home
- Offering Six Bedrooms
- Multiple Reception Rooms
- Generous 0.70-Acre Plot
- Large Established Gardens
- Surrounding Countryside Views
- Ample Gated Driveway Parking
- Standard Broadband Connectivity
- Private Septic Tank Drainage
- LPG Gas Central Heating
- Tenure - Freehold
- Council Tax Band - D
- EPC - F



Are you searching for a detached property that is situated within a rural setting, all whilst being surrounded by unspoilt countryside? This spacious family home provides a versatile living arrangement alongside endless future potential...

Located on the tranquil outskirts of Northlew, this expansive five/six-bedroom house offers a rare opportunity to craft a bespoke family home within a picturesque rural setting. Set on a generous 0.70-acre plot, the property features large established gardens and ample off-road parking to the frontage.

The house itself, while in need of renovation, offers immense potential. The current vendor has already begun the renovation process, providing a solid foundation for the next owner to continue and complete the transformation.



The home boasts a spacious living room, complete with a cosy fireplace, creating a warm and inviting atmosphere ideal for family gatherings and relaxation. The kitchen, though compact, offers a practical layout and can be re-imagined to suit modern tastes and needs.

Additional features include a substantial driveway, offering ample parking space for multiple vehicles, and the possibility of further development or landscaping. The property's expansive outdoor area not only enhances its appeal but also provides endless possibilities for extension, outdoor entertaining, or simply enjoying the peace and quiet of country living.

Whether you are looking to undertake a renovation project or seeking a property with substantial outdoor space, this house offers a unique blend of opportunity and potential. With the tranquillity of its location, the charm of its natural surroundings, and the scope for customization, this property is ideal for those wanting to create a truly special home in a serene and beautiful part of Devon.



# Changing Lifestyles

This property is positioned a mere 0.7 miles from the charming and unspoilt village centre of Northlew. The traditional village square benefits from a popular Inn, primary school, and even a bus service to Bideford and nearby market town of Okehampton

The village itself lies amidst the foothills of Devonshire countryside, with convenient access to neighbouring towns of Holsworthy, Hatherleigh and Okehampton.

Between them there is an excellent range of local and national shops, professional services, leisure amenities, and schools. From Okehampton there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:

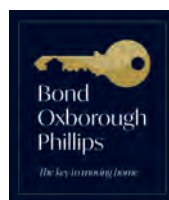




Floor 0 Building 1



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**

1958.49 ft<sup>2</sup>

181.95 m<sup>2</sup>

**Have a property to sell or let?**

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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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