



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Lenwood Road  
Northam  
Bideford  
Devon  
EX39 3PL

**Asking Price: £750,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)



2 Lenwood Road, Northam, Bideford, Devon, EX39 3PL

## A SPACIOUS, DETACHED BUNGALOW OCCUPYING AN IMPRESSIVE PLOT



- 3-4 Bedrooms (1 En-suite)
- Front & rear gardens & adjoining field which would suit equestrian use
- Neatly lawned adjoining field with hedge & stream borders
  - Woodland with stream boundary
- Extensive brick-paved driveway & Garage
  - No onward chain
- Generous size Living Room with central fireplace
  - Conservatory providing great views over the remarkable rear garden
- This is a very exciting opportunity for the right purchaser to be able to enjoy the lifestyle of their dreams



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## Overview

**This is an incredibly rare opportunity to acquire a spacious and detached 3-4 Bedroom bungalow that occupies an impressive plot on the outskirts of the popular village of Northam. The grounds on offer are close to 3 acres in all which include the bungalow and its front and rear gardens as well as an adjoining field which would suit equestrian use as it has a large outbuilding that could be converted into a stable.**

**The bungalow enjoys the feeling of being in the countryside yet the village and its variety of amenities are just a short walk away. This property is available for sale with no onward chain.**

**The plot is accessed via wrought iron gates set between stone walls that are flanked by stone eagles. The vista of the bungalow then opens up at the end of the extensive brick-paved driveway. To the side of the driveway is a lovely level lawned garden and the whole frontage of the property is enclosed by fence and hedge borders.**

**The bungalow is accessed either by the expansive Entrance Hall or by a more utilitarian route which gives immediate access to the Garage which has power and light connected as well as a useful Utility space. Both access points flank the Kitchen / Diner which is equipped with a range of eye and base level cabinets with matching drawers, a built-in electric oven and hob with extractor canopy over, space for American style fridge / freezer, space for dishwasher and space for dining. There is also a cupboard housing the gas fired boiler.**

**Bedrooms 1 and 2 are of a great size and have plenty of built-in storage. Bedroom 1 features a 3-piece En-suite with large shower enclosure, WC and wash hand basin. Bedroom 3 is a little smaller but has built-in wardrobes. Opposite Bedroom 3 is a Bathroom and a separate WC.**

**The Living Room is a generous space with a central fireplace housing a coal effect gas fire. A door gives access to Bedroom 4 / Office and bi-fold doors open to the Conservatory which has fitted blinds and provides great views over the remarkable rear garden.**

**The main lawn is bound by fencing and a stone wall is dated 1863. An area of woodland at the bottom leads down to the stream boundary. A patio provides an amazing space to sit out and relax and to appreciate the impressive grounds. There is a further patio with a Summerhouse and a Greenhouse. There is also a drained fishpond that could easily be reinstated. Heading through a small 5-bar gate leads to the neatly lawned field which has hedge and stream borders. A large shed could be converted to a stable for those with equestrian interests. The field can be accessed via the road via gates so could potentially suit development whether now or in the future (please refer to Agents Note).**

**Overall, this is a very exciting opportunity for the right purchaser to be able to enjoy the lifestyle of their dreams. We have included various photos and a video, however, a viewing is really required to fully appreciate what is on offer.**

### Agents Note

It should be noted that the field comes with an overage of 50% that will last for 8 years.

### Council Tax Band

E - Torridge District Council



### Floor Plan

Floor area 172.2 m<sup>2</sup> (1,853 sq.ft.)

TOTAL: 172.2 m<sup>2</sup> (1,853 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



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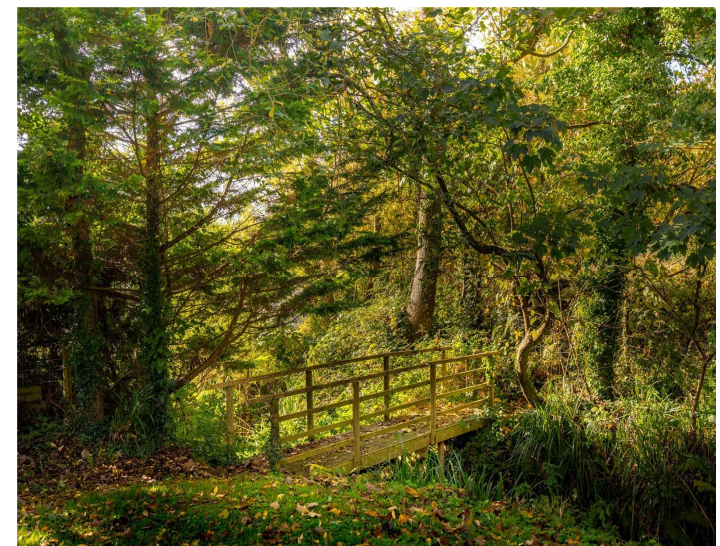


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## Area Information

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 towards Northam. After passing the right hand turning for Appledore, take the first left hand turning onto Chope Road. Continue along this road for several hundred yards, passing Tudor Close on your left hand side, before taking the next left hand turning onto Lenwood Road. After a short distance, number 2 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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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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+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	