



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Lenwood Road  
Northam  
Bideford  
Devon  
EX39 3PL

**Asking Price: £550,000 Freehold**



Changing Lifestyles

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



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

## A STUNNING DETACHED BUNGALOW



- 3 Bedrooms (2 En-suite)
- Large Lounge / Dining Room enjoying garden views
  - Bright & airy Conservatory
  - Well-equipped Kitchen
- Study - perfect for work, hobbies or simply unwinding
  - Roomy Bathroom
- Located just a short stroll from village amenities
  - Northam Burrows Country Park, Golf Course & Beach within is reach
- South-facing meticulously landscaped rear garden
  - a private oasis
- Expansive driveway parking & spacious Garage



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## Overview

**Step into the charm and elegance of this stunning detached bungalow situated on a highly desirable and tranquil road lined with unique properties. Just a short, level stroll brings you to the delightful village amenities of Northam, while the breathtaking beach and the Northam Burrows Country Park with its adjoining championship Golf Course at Westward Ho! are right around the corner. This home not only promises a fantastic location but also an enchanting living experience.**

**Nestled on a generously sized plot, the property boasts meticulously landscaped gardens that are truly the pride of the home. The south-facing rear garden is a private oasis, featuring 3 charming circular areas of lawn and stone chippings and bursting with a vibrant mix of established shrubs, plants and small trees. It's a green thumb enthusiast's paradise! Plus, there's a handy timber shed and a block-rendered storage shed to keep all your gardening tools neatly tucked away.**

**The expansive driveway offers ample parking for multiple vehicles, leading up to a spacious Garage. There's even potential for extending the Garage if you desire more space.**

**Once inside, a welcoming Reception Hall sets the tone for the rest of this delightful home. The large Lounge / Dining Room boasts garden views through a grand picture window, creating a seamless connection between indoor and outdoor beauty. From here, glazed doors invite you into the bright and airy Conservatory that overlooks the lovely gardens. The well-equipped Kitchen features solid oak-fronted units and integrated appliances, offering both style and functionality. It opens into a versatile Study, complete with large double glazed windows that frame serene garden views - perfect for work, hobbies or simply unwinding. This spacious bungalow accommodates 3 generous Bedrooms. The Master Bedroom comes with an En-Suite Shower Room, while the second Bedroom also enjoys its own En-Suite Shower Room, making it perfect for guests. A roomy family Bathroom completes the comfortable living quarters.**

**Upstairs, a large, boarded loft with a window houses the mains gas boiler and beckons with the possibility of conversion, pending necessary consents.**

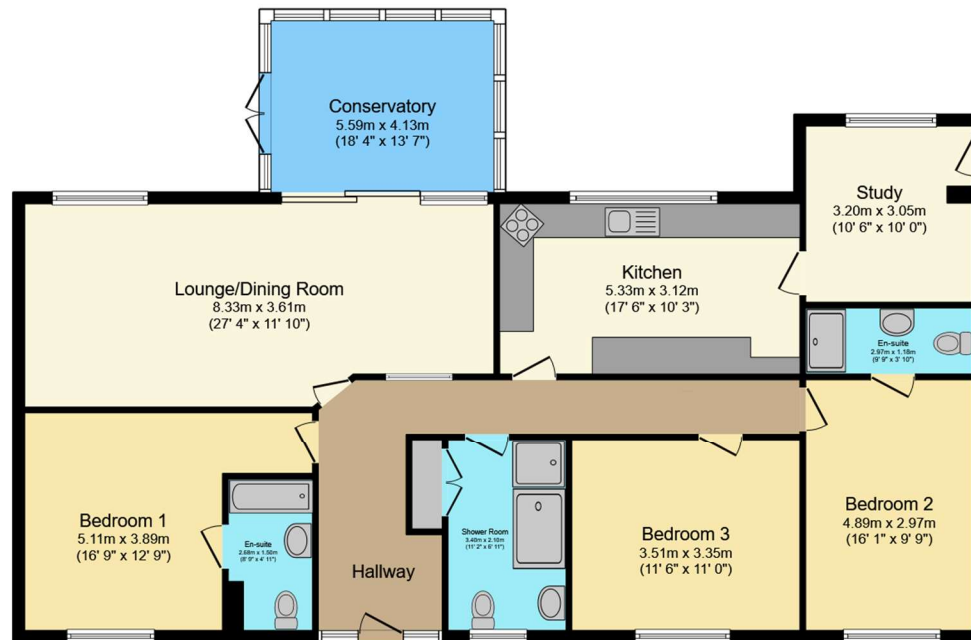
**Combining its prime location, ample space and stunning gardens, this bungalow is an unmissable opportunity. An early inspection is highly recommended to fully appreciate all that this beautiful home has to offer!**

### Council Tax Band

E - Torridge District Council

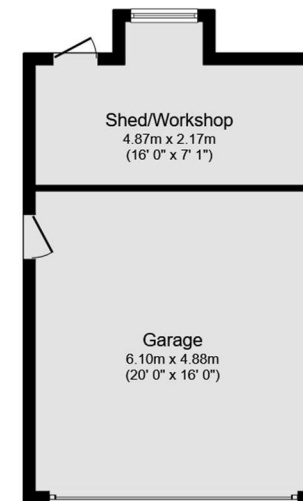
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### Floor Plan

Floor area 144.9 m<sup>2</sup> (1,559 sq.ft.)



### Outbuilding

Floor area 38.2 m<sup>2</sup> (411 sq.ft.)

**TOTAL: 183.0 m<sup>2</sup> (1,970 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 a decent 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, Westward Ho! and Appledore. 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 1 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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the team at Bond Oxborough  
Phillips Sales & Lettings on

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for a free conveyancing quote and  
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</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	