



Rose Cottage, 7 North Street  
Northam, Bideford, Devon EX39 1DH

Price Guide £265,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A charming 2-bedroom detached cottage of immense character - tucked away at the end of pedestrian pathway with a delightful fully enclosed courtyard garden - a property that would make a cosy permanent home or to be enjoyed as a holiday retreat close to the nearby seaside resorts (walking distance). The cottage is wonderfully well presented with very tasteful decor and has been upgraded considerably over recent times.

The village of Northam which benefits from a good range of shops catering for day to day needs, library, Junior School, Health and Dental Centres, Leisure Centre and the Burrows Country Park offers many attractive walks and stunning vistas together with Visitor's Centre. Northam is situated between Appledore, famous for its pretty winding streets and Quayside overlooking the Estuary across to Instow, with its restaurants and public houses and Westward Ho!, with its long sandy beaches and championship Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 2 miles distant.



## Accommodation briefly:

### Ground Floor

#### Sitting Room

12'3 x 10'3 (3.73m x 3.12m)

#### Kitchen/Breakfast Room

12'3 x 10'7 (3.73m x 3.23m)

### First Floor

#### Bedroom 1

12'4 x 10'2 (3.77m x 3.11m)

#### Bedroom 2

14'11 x 7'2 (4.55m x 2.18m)

#### Shower Room

7' 6" (2.29m) x 4' 11" (1.49m)

### Outside

#### Outside Utility/Store

7' 7" (2.31m) x 8' 9" (2.66m)

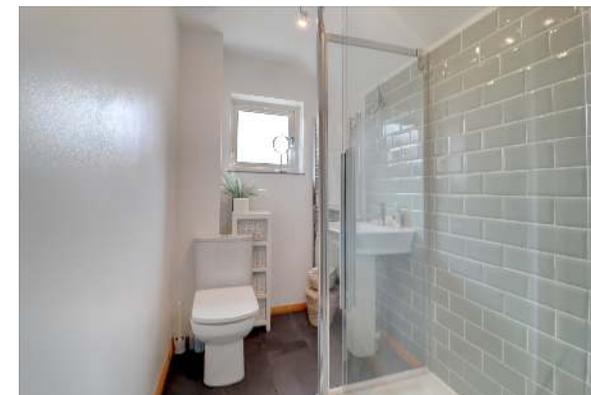
**Services:** Mains electric, water & drainage plus electric central heating.

**Energy Performance Certificate:** TBC

### **Council Tax Banding:**

**Directions:** From the Atlantic Highway on meeting Heywood roundabout take the turning into Heywood Road towards Northam and Westward Ho!, follow this road for a short distance then take the right hand turn to Northam, proceed to the village square and park either in the parking spaces or in the nearby car parks, proceed on foot to North Street past a small gravelled parking area on

the right and the pathway which leads to Rose Cottage can be found on the right hand side directly opposite a small cul-de-sac of bungalows, Rose Cottage can be found at the end of this through a wrought iron gate.





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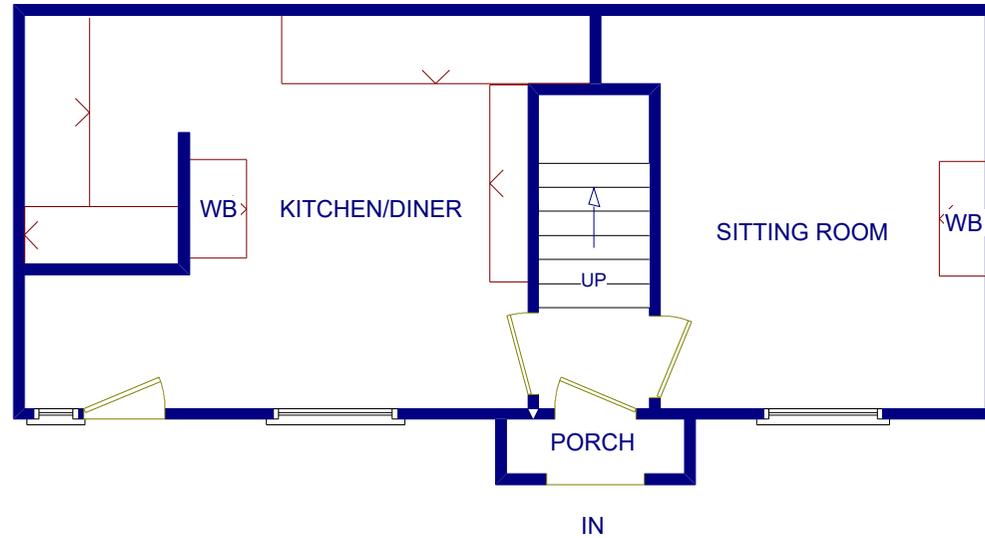
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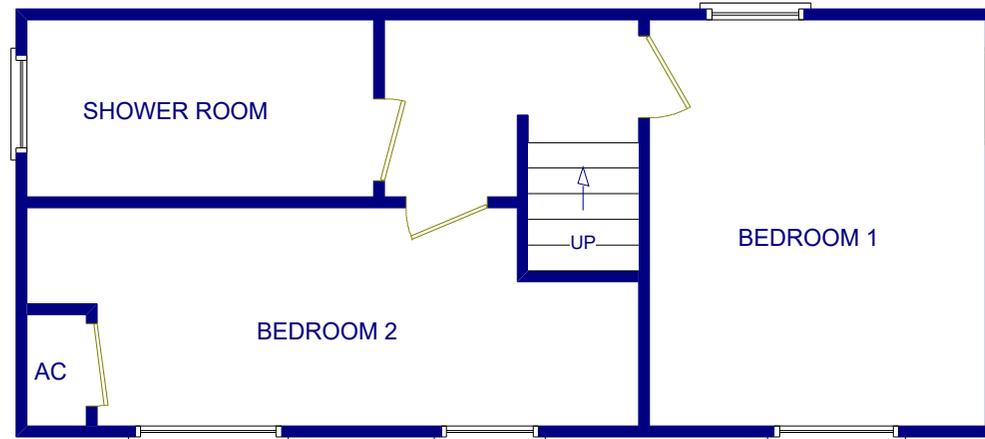
GROUND FLOOR

NOT TO SCALE

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FIRST FLOOR



**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

