

Winnards Perch

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Northam, Bideford, EX39 3PW

Sea Front & Beach 1.4 miles. Northam & Daily Amenities 0.5 miles. Bideford 2 miles.

Extensive accommodation with large, well-kept gardens in a prestigious location

- 5 Double Bedrooms
- 3 Reception Rooms
- Detached Double Garage
- Sought After Location
- Council Tax Band 'F'
- Large Gardens (approx. 0.4 acres)
- Spacious Kitchen & Breakfast Room
- Gated Driveway & Parking
- Short walk to Amenities
- Freehold

Guide Price £825,000

Situation

Winnards Perch is situated in one of the most prestigious roads, comprising of large, detached houses with well-tended, tree-lined gardens, toward the edge of the highly sought-after village of Northam. Nestled between Appledore and Westward Ho! Northam has a bustling community and offers a fantastic range of daily amenities, including; pubs, restaurants, hotel, medical centre, dentist, vet, convenience store, coffee shop, church and leisure centre. The Northam Burrows Country Park (Site of Special Scientific Interest) and Royal North Devon Golf Club (the oldest golf course in England) are only a short distance away, as is the Tarka Trail, offering scenic walks along the North Devon coastline and forming parts of the famous South West Coast path.

The port town of Bideford (1.5 miles) extends a wider range of facilities; including; a large assortment of shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The coastal resort of Instow and Westward Ho! are close by and offer a mixture of sandy beaches, fine pubs/restaurants amongst other amenities and attractions. The A39/North Devon Link Road (1 mile) provides brisk passage in/out of the area, to the regional centre of Barnstaple (10 miles) and M5 motorway to Tiverton Parkway train station (London Paddington 1h 57m).

Description

Winnards Perch occupies a commanding position, at the centre of a large plot, surrounded by well-tended, spacious, private grounds and gardens, approaching half an acre in total. The house has the benefit of a southerly aspect and offers exceptionally well proportioned, family accommodation, with 5 double bedrooms, 3 reception rooms, kitchen/breakfast room and utility. A large elevated deck/terrace adjoins the back of the house and allows the garden to be enjoyed year-round. A sweeping, gated driveway provides parking for multiple vehicles, with a detached, double garage.







Accommodation

Set within an open porch, with columns either side, the front door opens into the impressive HALLWAY with staircase leading-up and door to the spacious SITTING ROOM (22'x13') with double aspect and fireplace with inset gas fire. The large KITCHEN & BREAKFAST ROOM (22'x10') is fitted with a comprehensive range of fitted base units with worktop over/tiled splashbacks and matching wall units, fitted appliances include; inset gas hob, twin high-level oven/grill. 1½ bowl sink, dishwasher and space for fridge/freezer. The dining area will host a large table with sliding, glazed doors leading to the large terrace/deck and inviting gardens. The UTILITY ROOM has fitted units/worktop, sink, space/plumbing for white goods, wall-mounted boiler and external door. The DINING ROOM has double glazed doors opening to the large elevated deck/terrace and gardens. The SNUG/STUDY offers a further versatile reception space or a large, downstairs bedroom. CLOAKROOM with WC and basin.

The staircase leads to an impressive GALLERIED LANDING with 5 double bedrooms, family bathroom and large walk-in linen cupboard with fitted shelving. BEDROOM 1 is a large double room, with walk-in wardrobe and ensuite shower room offering lovely views over the back gardens. BEDROOM 2 is a double room with a southerly aspect. BEDROOM 3 is also a double room with views over the back garden. BEDROOM 4, a double room, with ensuite shower room and useful walk-in fitted wardrobe/storage. BEDROOM 5 is a double room with southerly aspect. The spacious FAMILY BATHROOM has a white suite, comprising; panelled bath, basin & WC.

Outside

This appealing home is fairly centrally positioned within its extensive grounds/gardens and is set back from the lane. The property evokes a rural feel, with its large, gated driveway, providing extensive parking for multiple vehicles. From the front of the house, the large, level lawn wraps around the eastern side of the property to the spacious back garden, where specimen trees create a parkland style, offering privacy and tranquillity. The well maintained gardens are bordered by pretty beds, planted with an extensive variety of flowering plants, mature shrubs and trees, offering seasonal bursts of colour. An expansive deck/terrace extends along the back of the house, providing the perfect space for alfresco dining and entertaining. It also allows the gardens to be appreciated year-round. A path allows access around the house and gardens and there is a large garden shed and impressive, detached double garage with pitched roof that could provide a perfect studio/workshop or provide ancillary accommodation (stp).

Services & Additional Information

Services: Mains water, electric and gas. Gas central heating via radiators. Private drainage. Full fibre broadband to property.
Broadband: 'Standard' and 'Superfast' broadband is available (Ofcom) Please check with chosen provider.
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodaphone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030.

Directions

If approaching from The A39 (North Devon Link Rd), at Heyward Rd roundabout, turn towards Northam/Appledore/Westward Ho! onto Hayward Rd / A386, follow this road for approx 0.6 miles, and turn left onto Chope Road. Follow the road for approx 0.2 miles, then continue onto Daddon Hill for a further 0.2 miles, and the property will be on your right.
What3words: ///purely.gold.still
Postcode: EX39 3PW (Not to be relied upon).



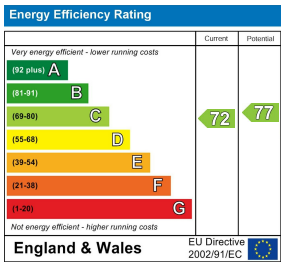




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