

Cleave Barton

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Cleave Barton, Durrant Lane

Northam, Bideford, EX39 2RL

Westward Ho! Beach 2 miles, Bideford 1.5 miles, Barnstaple 10 miles

Arts and Crafts-style house in highly private setting with fine far-reaching views

- Desirable location
- Extremely private
- A rare opportunity
- Heated swimming pool
- Freehold
- River views
- Grounds of around 2.7 acres
- 'Waterside garden' with mooring
- Circa 1911
- Council tax band G

Offers In Excess Of £1,250,000

Stags Bideford

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SITUATION

Cleave Barton is situated in one of the most sought-after areas of Northam, located on a no-through road shared with other individual homes and enjoys views over the surrounding woodland and towards the Torridge estuary. The property is accessed off Durrant Lane, via a stone pillared entrance and sweeping driveway. The property is well-positioned with easy access to the village of Northam which has a good range of amenities for its size including doctor's surgery, gym and swimming pool, library, shops, Post Office, primary school, places of worship, pub and restaurant. The South West Coast Path is close by, which affords excellent walks with fantastic coastal vistas. The safe and sandy beach of Westward Ho! is only a mile from Northam village and adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club. Bideford approximately 1.5 miles away offers a wider range of amenities including schooling for all ages (public and private), five supermarkets, a fantastic range of pubs and restaurants and retail park (Affinity) with popular brands such as Clarks, Crew and Starbucks. The regional centre of Barnstaple is approximately 10 miles away and offers all the area's main business, shopping and commercial venues. There is also a train station and good road access via the link road to the M5 motorway network.

DESCRIPTION

A truly exceptional Arts and Crafts period house set in a glorious position, offering a huge degree of privacy and boasting fine views over the River Torridge and surrounding countryside. This stunning home is believed to date back to approximately 1911, and has retained a wealth of character features, externally and internally combined with tasteful modern refinements. The accommodation is extremely spacious and is immaculately presented. In terms of location, the property is almost hidden and is approached by a sweeping drive which leads to ample parking, double garage, workshop and the delightful gardens which surround the house and include large areas of lawn, many mature trees, areas for seating and a heated swimming pool. In total the property sits within approximately 2.7 acres of garden and woodland which is a haven for wildlife and also gives the property a true sense of privacy. A real rare find in this location. For any boat enthusiasts, detached from the property but within a 5-minute walk is a private 'waterside garden' with 4 or 5 moorings. Perfect for those seeking a place for a boat, for easy access to the water or simply having a picnic and enjoying the views.

ACCOMMODATION

The front door leads to the light and spacious reception hall, with glimpses of the views to the River Torridge on arrival. The reception hall includes a cupboard for coats, boots etc, WC and leads to its principal rooms, one of the most notable being the sitting room which benefits from a large window enjoying the views, original oak beams, wood burner and French doors leading to the garden terrace. The dining room is a large and versatile room which Is perfect for entertaining and benefits from stone-surround fireplace with wood burner and views of the garden and swimming pool. From here is access to a study/office. The kitchen /breakfast room offers a range of bespoke fitted wooden units with integrated appliances, central island, gas Rangemaster oven, walk-in larder and French doors to the garden. This move nicely onto the utility room which includes built-in units, worktop space, built-in fridge/freezer, space for white goods, inset sink and door to the garden.

The first floor boasts a large landing with superb views of the River Torridge and beyond. From here you have access to the 5 bedrooms, family bathroom and shower room. All the bedrooms enjoy views of either the river or the gardens/woodland. Three bedrooms benefit from built-in wardrobes and one includes an en-suite shower.













OUTSIDE

The property is approached by a stone pillared entrance with ample parking, detached double garage and attached workshop/store. On arrival you are immediately struck by the garden in front of you which includes a terrace with an assortment of plants, shrubs, trees and grasses. Steps lead down to the enclosed lawn, patio and swimming pool area. This is a wonderful private space and perfect for al fresco dining, relaxing by the pool, family games etc. The pool is heated, allowing full use all year round. From here there is access to part of the woodland, garden sheds and 'pool room'. To the top of the garden is a log store, greenhouse and raised beds. The garden and woodland continue around the house with a covered brick paved terrace leading back into the Sitting room, level area of lawn and views of the woodland. To the south-facing side of the house is a large raised patio terrace with river views and below is a extensive area of level lawn and access into part of the woodland.

The woodland is mainly left naturally wild and most parts are accessible from the property itself, however there is separate access to the North side of the woodland via a 5-bar gate which is located on Durrant Lane.

The 'Waterside Garden' which is located within Lower Cleave is only a 5-minute walk (via pedestrian path on Durrant Lane) or a 5-minute drive from the property. Measuring to around 0.377 acres, this private and enclosed garden with mooring rights for around 4-5 boats is perfectly located for easy access to the water for a boat, kayak, paddle board etc. and would be equally delightful as a peaceful spot to sit, relax and take in the river views. (Approximate boundary on attached map)

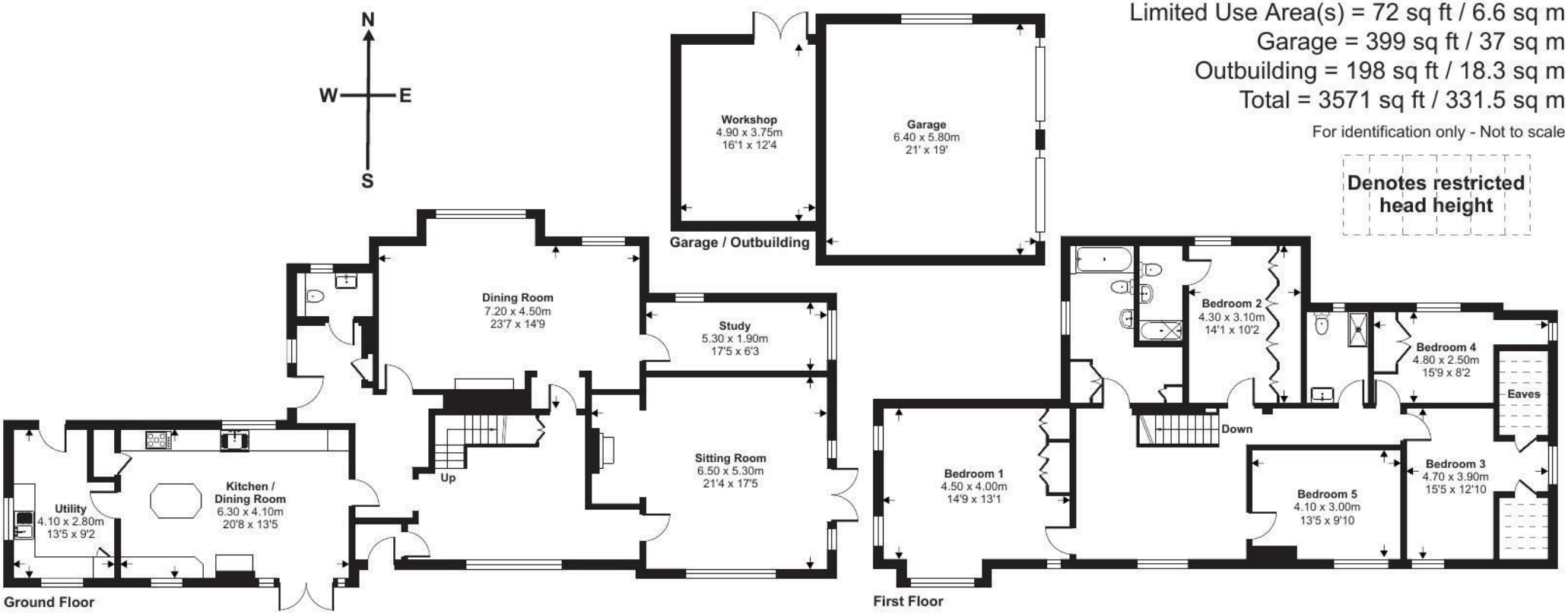
PROPERTY INFORMATION

All mains connected.
Gas central heating.
Stone construction with slate roof.
Double glazed wooden windows.
Private lane managed by a voluntary residence association
Some TPO's within the woodland area.
According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.

AGENT NOTE

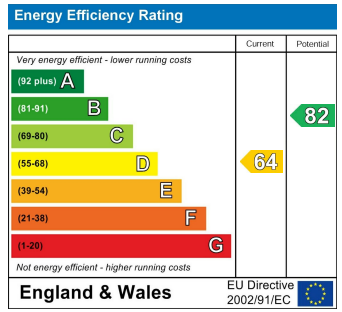
Due to the potential for future planning for development within the garden and woodland, the property is being sold subject to an 'uplift/overage' clause. The vendor's solicitors will produce the actual clause for the sales contract. However, as a guide, if any new owner goes on to achieve planning gains on the land, the vendors, or their successors, will be entitled to a certain amount of any uplift in value from amenity land and for a period of 30 years from completion of the sale.

Approximate Area = 2902 sq ft / 269.6 sq m
Limited Use Area(s) = 72 sq ft / 6.6 sq m
Garage = 399 sq ft / 37 sq m
Outbuilding = 198 sq ft / 18.3 sq m
Total = 3571 sq ft / 331.5 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1191343



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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