

The Boathyde & The Moorings

Churchill Way, Northam, Bideford, EX39 1NX

Guide Price

£2,950,000



 PhillipsSmith&Dunn
Buy. Sell. Let.

We value **your** property



A Tremendous Coastal Estate With C. 4.5 Acres, Private Beach Frontage And Mooring Rights

The Boathyde & The Moorings, Churchill Way, Northam, EX39 1NX



An extraordinary waterfront estate occupying one of North Devon's most spectacular coastal settings, The Boathyde & The Moorings enjoys approximately 3.97 acres on the banks of the Torridge Estuary, with the option to acquire a further 5–6 acres by separate negotiation.

Comprising two exceptional detached residences, outstanding leisure facilities, beach frontage, valuable mooring rights and an unrivalled waterside position, this is a truly unique lifestyle estate. Lovingly transformed by the current owners, every element has been thoughtfully designed and finished to an exceptional standard, creating a property equally suited to multi-generational living, luxury holiday accommodation, private family occupation or a combination of all three. Opportunities of this calibre are exceptionally rare.

The Boathyde -

The principal residence extends to over 3,000 sq.ft. of beautifully appointed accommodation arranged over three floors.

Designed to maximise the breathtaking estuary views, the heart of the home is an impressive open-plan kitchen, dining and family room, where extensive glazing frames the ever-changing waterscape. The contemporary kitchen is fitted with an extensive range of quality cabinetry, integrated appliances and a substantial central island, while large sliding doors provide a seamless connection to the landscaped terraces and gardens beyond.

A generous sitting room also enjoys magnificent water views, complemented by a separate utility room and a stylish ground floor shower room. An additional reception room, currently used as a snug completes the ground floor.

The first floor offers four beautifully proportioned double bedrooms, each with its own luxurious en-suite shower room. The principal suite enjoys panoramic estuary views together with direct access onto an impressive glass-fronted balcony, providing the perfect vantage point from which to enjoy spectacular sunrises across the water.

Occupying the entire second floor is a magnificent fifth bedroom suite with a luxurious en-suite shower room, offering complete privacy for guests or extended family.

Throughout, the exceptional quality of finish is immediately apparent, with bespoke glazing, contemporary fittings, high-specification bathrooms and carefully considered

living spaces that embrace the remarkable waterfront setting.

The Moorings -

Occupying its own private position within the estate, The Moorings is a beautifully refurbished detached residence offering exceptionally versatile accommodation.

Currently arranged to provide four generous double bedrooms, each with a luxury en-suite shower room, the property also benefits from a substantial study/snug which could easily serve as a fifth bedroom if required.

The ground floor centres around a superb open-plan kitchen, dining and living space with bi-fold doors opening directly onto the gardens, creating an ideal environment for modern family living and entertaining. A separate utility room, shower room and an additional reception room complete the accommodation.

Presented to an exceptional standard throughout, The Moorings is ideally suited as luxury guest accommodation, a high-quality holiday let, independent accommodation for extended family or a multi-generational residence.

Leisure & Grounds -

Further enhancing the estate is an outstanding detached leisure building extending to over 840 sq.ft. Currently configured as a substantial games room. There is also a separate gymnasium and a unique circular storage room, which offers exceptional versatility and, subject to any necessary consents, exciting potential for conversion into self-contained ancillary accommodation.

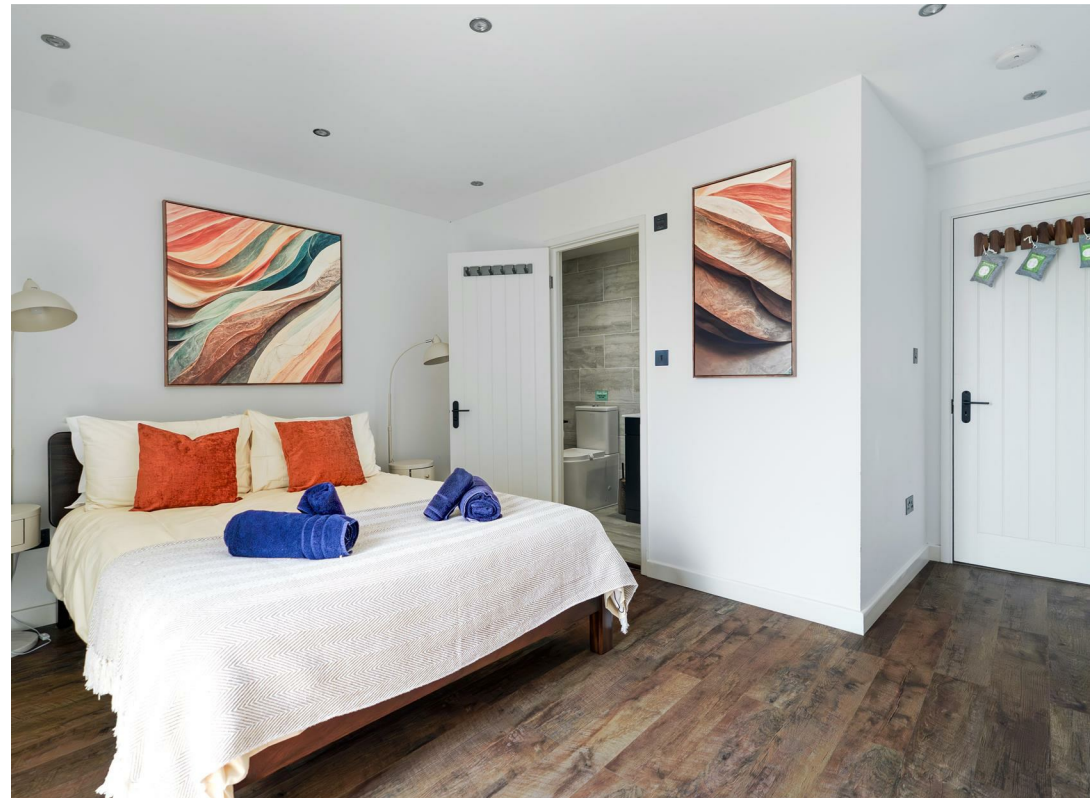
Approached through private entrance gates, the estate opens onto an extensive gravelled driveway providing parking for numerous vehicles.

Beautifully landscaped gardens surround both residences, incorporating expansive lawns, entertaining terraces, mature specimen trees, raised planting beds and a variety of seating areas, all positioned to enjoy uninterrupted estuary views.

A defining feature of the estate is its beach frontage together with valuable mooring rights, providing direct access to the Torridge Estuary for boating, paddleboarding and a host of other waterside pursuits.

Adding further character is the castellated fort, an exceptional and distinctive feature that reinforces the individuality of this remarkable coastal estate.

The grounds extend to approximately 3.97 acres, with the opportunity to acquire a further adjoining 5–6 acres by separate negotiation, creating one of North Devon's most remarkable private waterfront holdings.





Situation

The property is located just off Churchill Way which occupies one of North Devon's most sought-after waterfront locations on the outskirts of Northam, moments from the golden sands of Westward Ho! and within easy reach of the picturesque villages of Instow and Appledore.

Instow is renowned for its sandy beach, yacht club, sailing waters and highly regarded restaurants, including The Boathouse and The Instow Arms. The Royal North Devon Golf Club, England's oldest links course, is close by, while the South West Coast Path offers miles of spectacular coastal walks.

Appledore is a charming estuary village celebrated for its rich maritime heritage, colourful quayside, narrow winding streets and thriving artistic community. Situated where the River Torridge meets the sea, it offers an idyllic coastal lifestyle with opportunities for sailing, paddleboarding and kayaking, together with an excellent selection of independent shops, galleries, cafés and popular restaurants, including The Royal George and The Seagate.

The historic port town of Bideford, approximately two miles away, provides an excellent range of everyday amenities, independent shops, restaurants and schools, while Barnstaple, North Devon's principal commercial centre, offers a wider range of shopping, leisure facilities and direct rail services to Exeter, with onward connections to London Paddington.

The North Devon Link Road (A361) provides straightforward access to Junction 27 of the M5 motorway, offering convenient connections to Exeter and the wider national motorway network.

DIRECTIONS

From Heywood Roundabout (A39), head north towards Northam, Appledore and Westward Ho! Continue past the Durrant House Hotel on your right-hand side and take the next right into Churchill Way, signposted towards Appledore. Follow this road without deviation, passing the swimming pool, and continue down the hill. At the left-hand bend, turn right into a lane located on the corner. Continue along this lane to the very bottom, where the property is accessed through private gates.



VIEWING

By appointment through
Phillips, Smith & Dunn
Bideford Office
01237 879797



GROUND FLOOR



GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.

1ST FLOOR



1ST FLOOR
671 sq.ft. (62.4 sq.m.) approx.

2ND FLOOR



GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.

