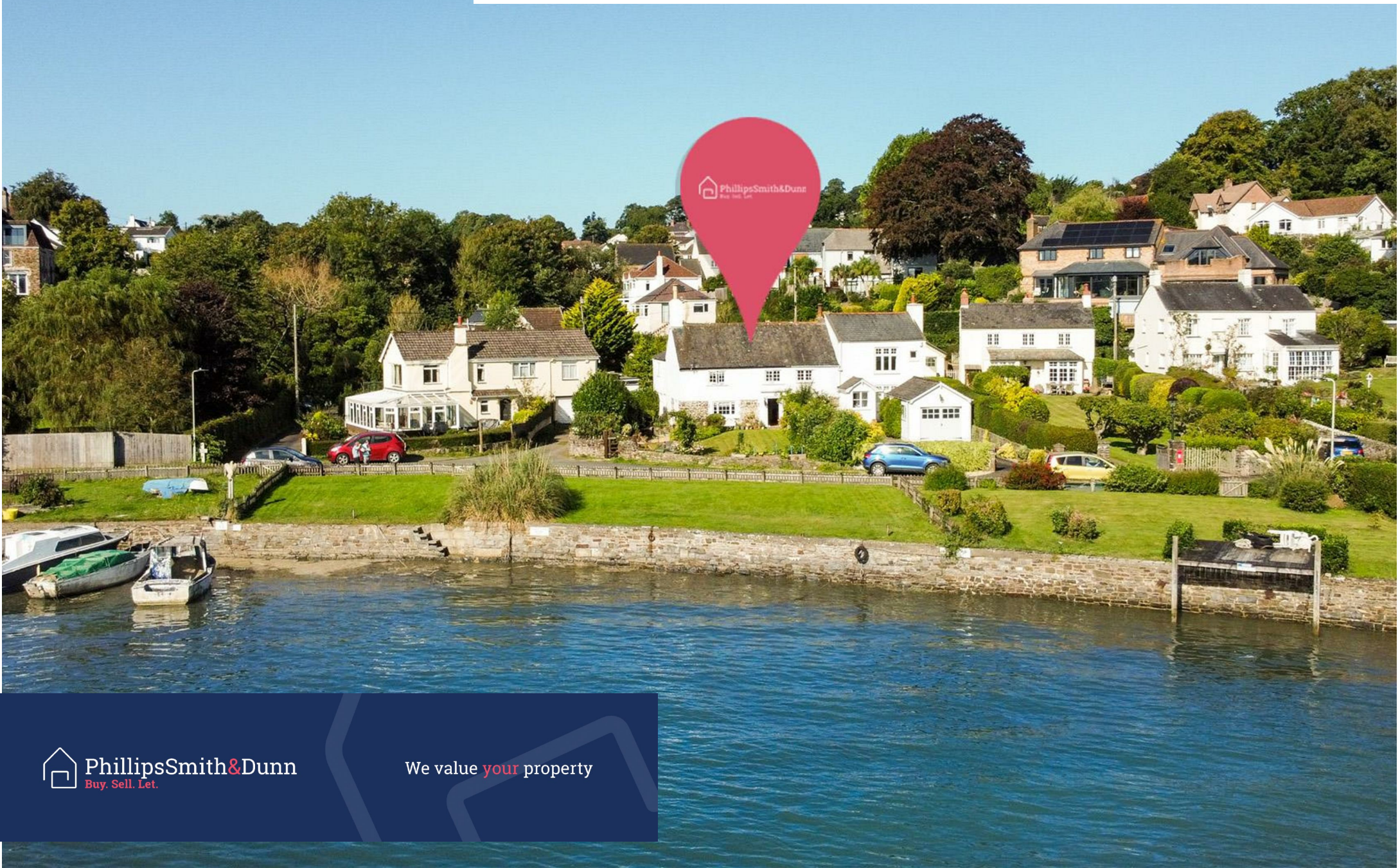


Cleave Farm

Lower Cleave, Northam, Bideford, EX39 2RH

£595,000



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A Charming 4 Bedroom Cottage On The Water's Edge

Cleave Farm Lower Cleave, Northam, Bideford, EX39 2RH



Nestled within this exclusive waterside location in Northam, Cleave Farm is an attractive Grade II listed, semi-detached period residence enjoying tranquil views over the River Torridge. On the market for the first time in 27 years, this former farmhouse oozes with character and boasts well-planned accommodation along with a delightful garden and ample off-road parking, all within striking distance of the idyllic North Devon coast. Perfect for those seeking a characterful home for full-time occupation or an impressive holiday retreat, this captivating property presents a rare opportunity on the water's edge and is not to be missed.

Located on the water's edge and off a no through road, the property adjoins the nearby coast path enjoying woodland walks to Northam and Appledore along with being within walking distance of Bideford Quay. Popular coastal resorts of Appledore, Westward Ho! and Instow are all found nearby, with Appledore offering a rich maritime history and attractive narrow streets lined with fisherman's cottages, whilst Westward Ho! boasts a glorious sandy, blue-flag beach. Instow is found just across the water and enjoys a sandy riverside beach, popular with families and dog walkers alike, a yacht club, a number of award-winning restaurants and is also connected to Appledore by a pedestrian ferry in the summer months.

The port town of Bideford provides a wide range of facilities and a number independent shops and stores, popular art galleries, cafes and bistro's and a traditional pannier market. From Bideford, there is also quick access to the Tarka Trail, popular among runners and cyclists, along with good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter and the North Devon Link Road providing a convenient route to the M5 motorway.

DETAILS

In brief, the property opens to an inviting entrance hall, welcoming you into the home.

The ground floor accommodation comprises a generous sitting room enjoying river views at the front, whilst there is a well-fitted kitchen/breakfast room and separate dining room at the rear. In addition, there is a convenient ground floor cloakroom.

Stairs rise to the first floor which provides 4 double bedrooms, 2 ensuites and the family bathroom. The master bedroom, with ensuite shower, is found at the front of the home and also enjoys views of the river.

Outside, the property is approached at the front providing ample off-road parking for a number of vehicles along with a delightful garden with a level lawn and mature flower beds and borders.

Offering tremendous flexibility, the property would be perfect for a growing family, actively retired couples seeking a waterside home, a charming holiday retreat and could also make for a boutique B&B within this much sought-after location close to the coast.



Entrance Hall

This inviting space welcomes you into the home and provides stairs to the first floor.

Sitting Room 5.47m x 4.53m (17'11" x 14'10")

This beautiful reception room boasts a dual aspect and enjoys views of the River Torridge along with an inglenook fireplace housing a wood-burning stove and attractive ceiling beams.

Dining Room 4.37m x 3.90m max (14'4" x 12'9" max)

An adaptable second reception room providing useful storage, found off the kitchen at the rear of the home.

Kitchen/Breakfast Room 4.08m x 4.08m (13'4" x 13'4")

Well-fitted with a range of work surfaces comprising a sink and drainer unit with drawers and cupboards below and matching wall-units over, space for a cooker and under-counter fridge/freezer, space and plumbing for a washing machine and slimline dishwasher, informal dining space, gas fire and feature bread oven, stable door to outside.

Ground Floor Cloakroom

Fitted with a low-level W.C and wash basin.

First Floor

Landing with useful linen cupboard.



Bedroom One 4.38m x 3.63m max (14'4" x 11'10" max)

A spacious double bedroom found at the front of the home and enjoying fine river views.

Ensuite

Fitted with a suite comprising a shower, low-level W.C and wash basin.

Bedroom Two 4.27m x 3.53m (14'0" x 11'6")

A large double bedroom with feature fireplace and built-in wardrobes, found at the rear of the home.

Bedroom Three 4.47m x 3.06m max (14'7" x 10'0" max)

A characterful double bedroom with vaulted ceiling and mezzanine feature, found at the rear of the home.

Ensuite

Fitted with a suite comprising a shower, low-level W.C and wash basin.

Bedroom Four 3.42m x 2.66m (11'2" x 8'8")

A further double bedroom, also being utilised as a home office, found at the front of the home and enjoying fine river views.

Bathroom 3.09m x 1.85m (10'1" x 6'0")

Fitted with a white suite comprising a bath, low-level W.C and wash basin.

Outside

Approached off Lower Cleave, Northam's exclusive riverside location, the property provides ample off-road parking at the front. The driveway then opens to a mature level garden with attractive flower beds and borders, a path leading to the front door and a raised patio seating area, also laid with chippings for easy maintenance. Enjoying views of the river, this is the perfect spot for alfresco dining or to simply relax and unwind.

Agents Note

There is a very small flying freehold off the landing, for more details, please speak to the agents.

Property Information

Services: All mains connected. Gas-fired Central Heating

EPC: Exempt (Gr II listed)

Tenure: Freehold

Council Tax: Band E

Local Authority: Torridge District Council

Directions

From Heywood Roundabout on the A39, head North towards Northam and Westward Ho! and take the first right into Limers Lane. Follow this road without deviation to the bottom and bear left into Lower Cleave. The property will then be found after a short distance on the left hand side.







GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



CLEAVE FARM, BIDEFORD, EX39 2RH

TOTAL FLOOR AREA : 1517 sq.ft. (141.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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