



The Posting House
Honey Street, Bideford, EX39 1DL

Guide Price: £525,000

Situated in the heart of the village is this wonderfully restored and beautifully presented period family house that offers nearly 3,000 square feet (total) of historically charming accommodation, including: Four generous bedrooms, three bathrooms, kitchen/breakfast room, large living room with inglenook fireplace, further lounge/dining room, conservatory, study, cloakroom plus a two storey workshop (in need of some renovation), secure (gated) off road parking for two vehicles, courtyard and a lovely enclosed stone walled garden and patio. No Chain

The property is highly versatile and suits a variety of family requirements including plenty of flexible accommodation, work from home/hobby spaces, additional letting/annexe potential – and/or lots and lots of storage!

The village of Northam benefits from a good range of shops catering for day to day needs, library, Infant & Junior Schools, Health and Dental Centres, Leisure Centre, two public houses and the Burrows Country Park offers many attractive walks and stunning vistas. Nearby is 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.

The Posting House is full of original 19th century charm and character and as the name suggests was a base for delivering goods/post around the village by horse and cart (the workshop previously being the stables). Since then this beautiful house has been enjoyed by many families that have made good use of the additional space and central village location.

Parking: There is secure (gated) parking for two vehicles within the courtyard as well as a nearby car park that offers off-street permit parking.

Grounds: The stone walled garden is of particular note. It is a mature space that includes a raised lawn, a lovely stone patio, some pretty borders and wonderful trees and perennials. A lovely pedestrian gate and pretty pathway leads to the traditional front door.

The courtyard at the rear has a true Mediterranean feel and could enjoy a variety of outdoor uses. There is a very appealing two storey **Workshop** that requires some renovation but is an impressive and vast amount of additional space suitable for many uses including: Annexe/holiday let and commercial workshop.

Services: All main services connected including full gas central heating.

Energy Performance Rating: tbc

Council Tax Band: D



Directions: From Bideford Quay proceed towards Northam passing the Durrant House Hotel on your right-hand side. Take the right hand turning signposted Appledore onto Churchill Way. After passing Northam Swimming Pool on your right-hand side take the next left hand turning onto North Street, The Posting House is located on the end of Honey Street.



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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.



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

