



Wooda Farm

Wooda Road, Northam, Bideford, Devon EX39 1NB

Price Guide: £800,000

Just stunning...

A beautiful detached Georgian farmhouse with self-contained guest suite – all wonderfully presented and loved by its current owners with classic features of its period, perfectly located on the edge of Appledore within easy walking distance to the village and access to the coast path. The flexible family accommodation is extremely spacious with lots of natural light flowing through large sash windows throughout.

The main house, being sold for only the second time since its conversion from a working farm in 1980 includes three reception rooms, four large bedrooms, bathroom and kitchen/breakfast room, utility, WC & shower plus a large walk-in attic (via staircase) with windows. The guest suite includes a welcoming first floor lounge and bedroom space, bathroom and a well-equipped ground floor kitchen - all with its own access.

Of particular note...

The grounds to Wooda Farm extend to approximately 0.25 acres and are beautiful. The property is accessed via its own gated graveled driveway which provides plenty of off-road parking. The gardens surround the property on all four sides with two large areas of lawn, the main garden with a gorgeous vantage point for some lovely views of the surrounding countryside. There are plenty of flower beds, mature trees and places to sit, relax and dine – it's perfect for families.

There is an additional ground floor section of an outbuilding which is used as a fantastic store and workshop with plenty of power and lighting - offering continuous usage 'as-is' or with potential for further accommodation/work-from-home space if required.

**The Village:** Appledore is a quaint port and ship building village with a most picturesque quayside and narrow cobbled streets providing a range of amenities including, a mini Supermarket, Primary School, Library, places of worship, and a wide selection of Galleries and Craft Shops, together with many Pubs and Restaurants. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks, and Westward Ho! with its sandy beaches and championship Golf Course.

### Ground Floor

**Sitting Room**  
16'0 x 13'0 (4.90m x 3.97m)

**Living Room**  
15'4 x 12'10 (4.70m x 3.92m)

**Dining Room**  
15'1 x 10'7 (4.62m x 3.23m)

**Kitchen/Breakfast Room**  
16'3 x 10'6 (4.95m x 3.21m)

**Utility Room**  
5'11 x 5'1 (1.82m x 1.57m)

**Bathroom**  
5'1 x 4'10 (1.57m x 1.48m)

**Guest Suite Kitchen**  
11'6 x 10'5 (3.53m x 3.19m)

### First Floor

**Bedroom 1**  
12'10 x 12'8 (3.93m x 3.86m)

**Bedroom 2**  
13'9 x 13'0 (4.21m x 3.90m)

**Bedroom 3**  
15'1 x 10'5 (4.61m x 3.20m)

**Bedroom 4**  
9'11 x 9'7 (3.04m x 2.93m)

**Bathroom**  
8'5 x 6'3 (2.58m x 1.91m)

**Guest Suite Bathroom**  
10'5 x 8'9 (3.19m x 2.68m)

**Guest Suite Living Room/Bedroom**  
17'4 x 11'10 (5.29m x 3.36m)

### Second Floor

**Attic – easily accessible (potential for further accommodation)**  
94.7m (1019 sq ft) total area

### Outside

**Workshop**  
84.8m sq (912 sq ft)

**Services:** Mains water, electric and drainage plus oil fired central heating.  
**Energy Performance Certificate:** F  
**Council Tax Banding:** F

### **Directions:**

From Bideford Quay proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning onto Churchill Way signposted Appledore. Follow this road for approximately ¾ of a mile taking the right hand turning onto Wooda Road. Passing the first turning on your left-hand side, take the next left hand turning onto a driveway and then immediately right.









Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

374.2 m<sup>2</sup>

4026 ft<sup>2</sup>

Reduced headroom

53.2 m<sup>2</sup>

572 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

# Annexe



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