



Little Meadow











# Little Meadow

Wooda Road, Northam, Bideford, , EX39 1NB

Northam Village, Burrows and Appledore all within walking distance. Westward Ho! beach 2 miles, Bideford 2.7 miles.

Five-bedroom detached property together with approximately 6.17 acres and located in a private position yet within walking distance of the SW coastal path

- Approximately 3500 sq. ft of accommodation
- Constructed in 2019
- Four bedrooms with one bedroom annex
- Walking distance to SW coastal path and Appledore
- Freehold
- All set in around 6.17 acres.
- High EPC rating of B
- Stables and pole barn
- Great location
- Council tax band D

Guide Price £1,350,000

## Stags Bideford

4 The Quay, Bideford, Devon, EX39 2HW  
01237 425030 | [bideford@stags.co.uk](mailto:bideford@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS  
020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



## SITUATION

Little Meadow is in a fantastic tucked away position. Northam Burrows Country Park is around 1 mile away affording excellent walks and horse riding. The village of Northam benefits from an excellent range of amenities including Post Office, small supermarket, pubs, restaurants, church, primary school, library, health and dental centre, swimming pool and gym. Appledore which is also within walking distance is a quaint fishing village renowned for its historic quayside and intertwining cobbled streets with a range of amenities including a public slipway, cafes, restaurants, Post Office/ delicatessen, galleries, pubs, a hotel and a primary school. Westward Ho! village is a short drive with its blue-flag three mile long safe and sandy beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club, the village is a popular seaside tourist destination all year round with a further and wider range of diverse and popular Italian, Thai and Moroccan restaurants. The South West Coast Path, popular with walkers, gives stunning vistas of the rugged North Devon estuary and coastline and is practically on your doorstep.

The port and market town of Bideford sits on the banks of the River Torridge and has a wider range of amenities including banks, butchers, various shops, pubs and restaurants, places of worship, schooling for all ages (public and private) and five supermarkets. The North Devon Golf Club is also close by, reputed to be the oldest links course in England. The regional centre of Barnstaple is approximately 11 miles away and offers all the area's main business, motorway access, train station, shopping and commercial venues. The North Devon Link Road is easily accessible with Tiverton around 50 minutes, Tiverton Parkway offers a fast service of trains to London Paddington in a further 2 hours and Exeter is about 32 miles away.

## DESCRIPTION

Completed in 2019, Little Meadow is a superb five-bedroom detached property together with approximately 6.17 acres and located in a private position yet within walking distance of the SW coastal path, the sought-after village of Appledore and a short drive to the Northam Burrows and Westward Ho! beach. The accommodation is light, spacious and very versatile, currently arranged as a four-bedroom two storey dwelling with an attached one-bedroom annex however could be reconfigured as one whole property or a home with possible Airbnb/holiday let (subject to necessary planning). Externally the property benefits from a double garage and extensive parking with space for motorhome, boat, caravan etc. The property is complemented by impressive outside space with enclosed, slightly sloping pasture land which enjoys stunning views of the nearby estuary and surrounding countryside, together with a stable block and pole barn. We envisage this property could be perfect for someone looking for a small holding or ideal for horses, sheep, goats, etc or someone simply looking for their own private space to enjoy.







## ACCOMMODATION

The two-storey accommodation approaching 3,500 sq. ft is well presented throughout and offers wonderfully light and spacious accommodation. The welcoming entrance hall gives access to the downstairs accommodation which benefits from underfloor heating throughout and includes the impressive sitting room with French doors opening out onto the terrace with fine views onto the land, the kitchen/diner with a range of fitted units, integrated Bosch oven, microwave and induction hob, inset Belfast sink with drainer and central island. Space for a large dining table with French doors to the terrace. Utility room with Belfast sink, space for white goods, fitted units and door to garden/driveway. Also, on the ground floor there are two double bedrooms, the family bathroom which includes a WC, sink, bath and shower enclosure and internal door which gives easy access to the annex.

The first-floor includes a spacious landing with Velux balcony window and two impressive double bedrooms. The spacious dual aspect principle bedroom (6.91m x 5.49m) enjoys fine views and includes a walk-in wardrobe with two wardrobe spaces and a large en-suite with freestanding bath, shower enclosure, WC and sink with built in vanity unit.

## THE ANNEX

The annex is single storey, very spacious and benefits from external doors to a large decking area to enjoy the views and has a separate front door. The accommodation comprises a large sitting room, dining room, kitchen with a range of fitted units, integrated appliances, Belfast sink, Bosch oven, AGA, space for white goods and front door. A superb dual aspect double bedroom with walk-in wardrobe. Wet room with WC and sink with built-in vanity unit.

## OUTSIDE

The property is approached over a brick paved drive leading to ample parking, turning area and double garage. From here you have access to the main house, annex, gardens and land.

To the rear of the property is a large south-facing terrace area, ideal for outdoor dining with external lighting, outside taps, space for hot tub etc. From here you have superb views and easy access to the gardens and land. There is also a separate raised decking area for the annex.

The gardens are of good size and all laid to lawn which lead onto the land. There is a separate entrance gate from the road which is ideal access for any machinery, boats, horses etc. Adjacent to this is a large pole barn and the stables.

The land is slightly sloping and has been used for horses in the past, it is private and enjoys some stunning views of the estuary, Instow, Appledore and the surrounding countryside.

## SERVICES

Mains water and electric. Private drainage. Oil fired central heating.



Approximate Area = 3509 sq ft / 326 sq m  
Limited Use Area(s) = 237 sq ft / 22.sq m  
Garage = 361 sq ft / 33.5 sq m  
Outbuilding = 637 sq ft / 59.1 sq m  
Total = 4744 sq ft / 440.7 sq m

For identification only - Not to scale

Annexe



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Stags. REF: 1035824



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







