



Little Cote, North Street, Northam, Bideford, Devon, EX39 1DH







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Guide Price £325,000

Nestled in one of Northam's most historic streets and being only a few minutes walk from the village square with its range of amenities lies Little Cote, a charming period cottage which has been extended by the previous owners to provide spacious and flexible accommodation and is presented for sale with a stylish and contemporary interior, offering the perfect mix of old and new! The spacious open plan living / dining / kitchen space is at the heart of the home and this light filled room with its high ceilings is a convivial and social space with a cosy seating and dining area and a range of storage options. Leading off from the side of the kitchen is a doorway through to a useful utility space with door off to the ground floor shower room, whilst another door leads to the spacious second reception room. This room is suitable for a number of purposes including a gym, home office or fourth bedroom. From the rear of the kitchen, double doors onto the bright and sunny sitting room from which French doors open onto the timber deck with stunning views across Northam, the Burrows and to the sea beyond.

On the first floor are three bedrooms, one enjoying expansive views across the Burrows to the sea and headland, as well as the family bathroom with three piece suite. A staircase leads up to the loft room, an ideal space for hobbies and currently used as a yoga room.

# Little Cote, North Street, Northam, Bideford, Devon, EX39 1DH

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3 Bedroom Semi Detached Period Cottage  
Stylish Contemporary Interior  
Stunning Views From The Rear  
Spacious Open Plan Living / Kitchen / Dining Room  
Sitting Room With Views  
Useful Additional Reception Room  
2 Bath / Shower Rooms  
Off Street Parking



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## Entrance Porch

## Kitchen / Dining Room

21' 0" x 15' 0" (6.40m x 4.57m)

## Lounge

14' 0" x 9' 7" (4.27m x 2.92m)

## Reception Room / Bedroom

15' 2" x 12' 1" (4.62m x 3.68m)

## Shower Room

## Bedroom One

10' 6" x 8' 0" (3.20m x 2.44m)

## Bedroom Two

8' 3" x 7' 8" (2.51m x 2.34m)

## Bedroom Three

7' 8" x 6' 3" (2.34m x 1.91m)

## Bathroom

## Loft Room

14' 2" x 13' 0" (4.32m x 3.96m)

## Outside

To the front of the property is a pretty forecourt garden with path to the front door as well as the hardstanding parking area laid to chippings whilst to the rear is a timber deck with far reaching sea views and offering useful storage beneath. The rest of the garden is in the process of being re-seeded to lawn.



## SERVICES

Services: We understand all mains services are available.

Council Tax Band: C.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

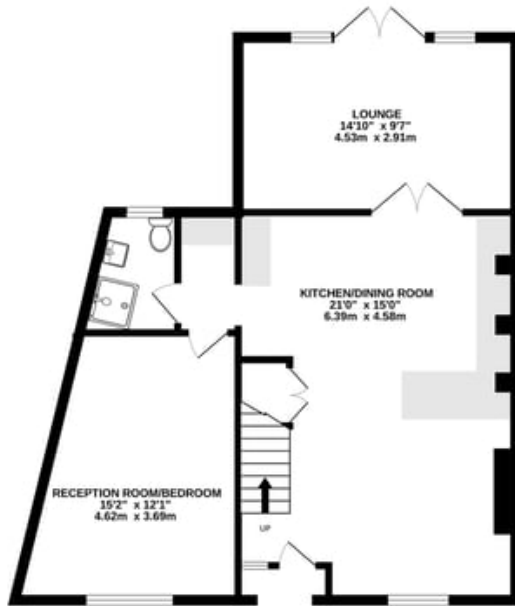
## DIRECTIONS

From Barnstaple, proceed towards Bideford on the A39 Atlantic Highway and upon reaching the Heywood Roundabout take the 3rd turning to Westward Ho! / Northam / Appledore. Continue along this road passing the turnings for Limers Lane and Durrant Lane on the right and take the next right hand turning onto Churchill Way. Carry on until passing Windmill Lane on the right then take the next sharp left turn onto North Street where the property will be found a short way along on the right with a For Sale displayed.

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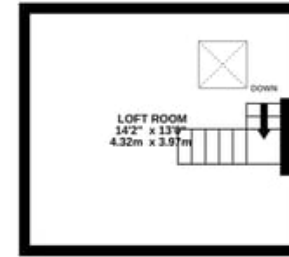
GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



2ND FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 1195sq.ft. (111.0 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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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(54-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







