



2 CROSS STREET
NORTHAM, BIDEFORD, DEVON, EX39 1BS

£450,000

Set behind an attractive double-fronted façade in the heart of Northam, this charming cottage effortlessly combines period character with thoughtfully updated interiors and exceptional outside space, creating a home equally suited to modern family life, entertaining and home working.

Over recent years, the current owners have undertaken a comprehensive programme of improvements, including a new roof in December 2025, a handcrafted pine kitchen, the addition of the veranda and pergola, a luxurious bathroom refurbishment and the construction of an insulated garden studio.

At the heart of the home is a wonderfully sociable, dual-aspect living room, bathed in natural light and offering ample space to relax, entertain or adapt to changing needs. French doors draw the eye out to the courtyard beyond, encouraging an easy flow between indoors and out during the warmer months.

To one side, a cosy sitting room overlooks the street scene to the front and centres around an attractive fireplace, providing the perfect retreat for quieter evenings, whilst also offering flexibility as an occasional guest bedroom or home office.

Beyond, an inner lobby leads through to the characterful dining room, where exposed stonework, fitted cupboards and an original fireplace create an inviting setting for family meals and gatherings with friends.

The adjoining bespoke pine kitchen has been carefully designed with both style and practicality in mind, incorporating integrated appliances, a pantry cupboard and French doors opening onto the sheltered courtyard and veranda. With its glazed roof and direct access from both the kitchen and living room, this sheltered outdoor space becomes a natural extension of the house, ideal for morning coffee, summer dining and relaxed evenings outdoors. A contemporary shower room completes the ground floor accommodation.





Upstairs, two generous double bedrooms continue the home's welcoming feel, the principal bedroom enjoying a dual aspect together with bespoke fitted cabinetry framing the front window and creating a delightful window seat from which to watch the world go by. The beautifully appointed family bathroom is a true sanctuary, featuring a freestanding roll-top bath, large walk-in shower, twin vanity sinks and a charming exposed fireplace, combining modern luxury with period charm.

Stepping outside, the lifestyle appeal of the property becomes even more apparent. Beyond the courtyard lies an unexpectedly large and private garden, thoughtfully arranged and designed to make the most of sunny days and outdoor entertaining. A generous patio and barbecue terrace lead onto lawned gardens bordered by mature trees and well-stocked flower beds, while a further planted area and summer house provide peaceful corners to escape to.

Particularly noteworthy is the substantial insulated garden studio, complete with power and data connections, offering enormous versatility as a home office, creative workspace, gym or hobby room. Together with useful rear access, this outstanding outdoor space elevates the property far beyond that of a typical village cottage.

Altogether, this is a home that offers far more than first meets the eye: a wonderful blend of character, comfort and flexibility, perfectly suited to those seeking village living without compromising on space, lifestyle or modern convenience.

NEED TO KNOW

Services: All mains services are connected.

Energy Performance Certificate (EPC): C (76)

Council Tax: Band C (£2,327.32 p/a)

What3Words: bulb.future.angle





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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