



Cleave House Lower Cleave Northam
Bideford, North Devon EX39 2RH

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Lower Cleave, Northam, Bideford, North Devon EX39 2RH

In a stunning and highly sought after location, with frontage on to the River Torridge. A fine early 19th century, detached, residence situated in grounds of approximately 1.5 acres. Separate cottage with studio over and further games building. Triple garage. Panoramic estuary views. Landscaped gardens, paddock with river frontage and slipway. EPC exempt.

Understood to be Georgian in origin and dating from the early 19th century, Cleave House is Grade II Listed being of Architectural and Historical Importance. The house benefits from gas radiator central heating and double glazing with a number of period features, complimented by modern day amenities. It is located in an elevated, south facing position overlooking the River Torridge with panoramic views from all the principle rooms and grounds, over the river to the open countryside beyond.

The cottage located to the rear of the main house, is ideally suited to provide further accommodation for a relative, teenager or for letting purposes. It boasts a separate room/studio above providing opportunities for those wishing to work from home. A separate GAMES ROOM with sail loft above and CLOCK TOWER gives additional potential. Beautiful gardens surround the house and the paddock boasts direct river access, with a slipway and the potential to lay a mooring. This is a rare opportunity to obtain a quality property in a highly sought after residential location.

- Character home with river frontage
- 4 Bedroomed house plus 1 Bed Cottage
- Games room with sail loft over
- Triple garage and ample parking
- Superb feature/formal gardens & grounds
- About 1.5 acres

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Services: All mains services connected
Local Authority: Torridge District Council
Council Tax: House Band G. **Tenure:** Freehold.





Cleave House is located in a most desirable and highly prestigious location. The nearby village of Northam offers a range of shops around the Square, together with a Primary/Junior School, Library, Health Centre, Chemist and Dental Surgery. Westward Ho! boasts a sandy Blue Flag beach and the famous Royal North Devon Golf Club. Across the river, Instow has an active sailing club. The port and market town of Bideford is about 2 miles away and benefits from, a good range of local Schools, Hospital and an excellent range of shopping facilities and amenities. The A39 North Devon Link Road provides access to Barnstaple, approximately 9 miles distant and beyond to the national motorway network.

For approximate measurements see floorplan.

GROUND FLOOR

PERIOD ENTRANCE PORCH: With part glazed multi-paned front entrance door giving access to:

ENTRANCE VESTIBULE: Flagstone flooring, arched access to:

ENTRANCE HALL: Flagstone flooring, coved ceiling.

CLOAKROOM: WC, wash hand basin, part tiled walls.

DRAWING ROOM: Dual aspect. Period fireplace with wood burner, wooden surround and slate hearth, coved ceiling, stripped wood flooring, stunning river views and access to:

STUDY: Wood block flooring, coved ceiling, part glazed door to courtyard.

SITTING ROOM/DINING ROOM: Stripped wood flooring, part glazed door, river views, door to:

SUN LOUNGE: Slate flooring, wooden vaulted ceiling, French doors giving access to grounds.

KITCHEN/BREAKFAST ROOM: Fitted with a range of wooden units comprising inset 1½ bowl sink unit with mixer taps with cupboards under, matching units with work surfaces over, matching wall cupboards, tiled splashbacks, recessed fireplace with four oven gas Aga with mantel shelf over, fitted dishwasher, fitted fridge and freezer, slate flooring, fitted dresser unit, down lighting, original meat hooks, access to:

REAR PORCH: With open access to exterior and door to: **BOILER ROOM:** Worcester gas boiler serving hot water and central heating systems.

UTILITY ROOM: Fitted with units matching those in the kitchen with work surfaces over with drawers and cupboards under, fitted four ring hob, space and plumbing for washing machine, Belfast style sink, slate flooring.

FIRST FLOOR

A staircase with attractive balustrading leads from the entrance hall to:

LANDING: Access to loft space with lighting.

MASTER BEDROOM: Coved ceiling, dressing area with double aspect views across the River Torridge. Door to:





EN-SUITE SHOWER ROOM: Shower cubicle, bidet, WC, twin wash basins each with mirrored splashbacks and spot lighting over, further mirror with strip light, dado paneling to waist height, coved ceiling, extractor fan, down lighting, ladder style heated towel rail/radiator. River Torridge views.

BEDROOM TWO: A dual aspect room, coved ceiling, down lighting, river views, door through to: **EN-SUITE SHOWER ROOM:** With glazed corner shower cubicle with shower fitment, WC, pedestal wash basin with mirrored splash back, coved ceiling, down lighting, extractor fan.

BEDROOM THREE: Coved ceiling

BEDROOM FOUR: Coved ceiling.

INNER LANDING: Airing cupboard with shelving.

FAMILY BATHROOM: Comprising panelled Jacuzzi styled bath with mixer shower fitment, pedestal wash basin, low level flush WC, dado paneling to waist height, coved ceiling, extractor fan, heated towel rail.

QUARRY COTTAGE: Door to:

BED/SITTING ROOM: Coved ceiling, down lighting, access to:

KITCHEN: Fitted work surface, sink unit with mixer tap with cupboards under, wall cupboards, tiled splashback, tiled floor, space for washing machine, cooker space. Access to:

WET ROOM: Shower fitment, wash basin, WC, extractor, towel rail heater.

COTTAGE FIRST FLOOR ACCOMMODATION: Accessed by a separate external staircase and providing two areas with double doors to balcony and open access to further area with part glazed door to balcony.

GROUND & OUTBUILDINGS: There is access to the sweeping driveway through both an electric gate and double gates, leading up to an extensive parking area and the **TRIPLE GARAGE** with power and light connected. To the side is a **WORK SHOP/STORE** with power and light connected, also giving access to the rear of Quarry Cottage.

The park like grounds surrounding the house are a wonderful feature and boast various lawned and terraced areas to the front from which to sit and enjoy the delightful views over the River Torridge. To the left of the main house is the **CLOCK HOUSE**, a detached building of timber construction beneath a slate roof, adaptable to numerous uses (subject to planning permission) with the building itself having a sail loft over topped with a clock tower and weather vane. Adjacent to this is a detached stone **WORKSHOP** with power and light connected and a **VICTORIAN GREENHOUSE** overlooking a productive vegetable garden along with fruit trees and an asparagus bed. The grounds benefit from a number of mature trees, a pond and to the left hand side of the

property is a separate pedestrian access. To the rear of the house is a delightful courtyard affording a high degree of privacy with a former Ice House.

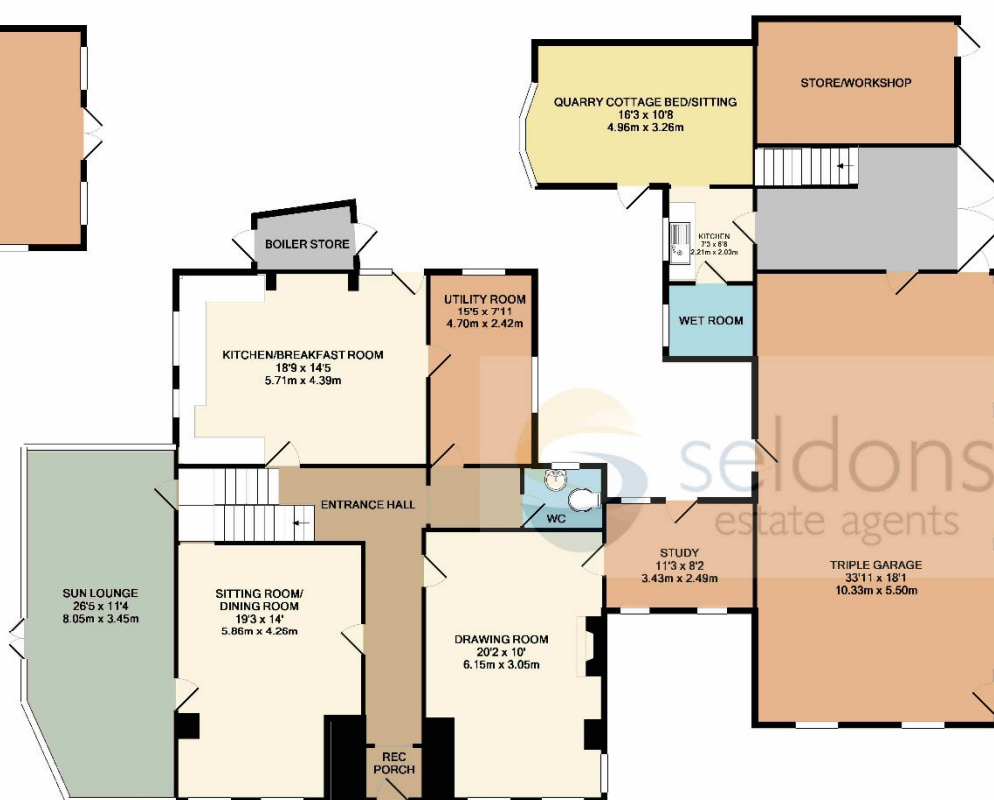
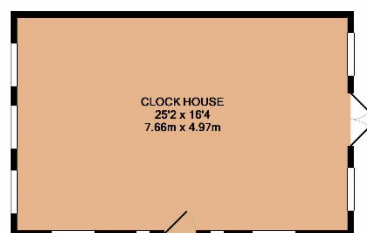
Adjoining the River Torridge and with views down the river to Instow is a private paddock/grassed area with extensive river frontage with river access via a slipway and providing the option for a mooring on the river.

DIRECTIONS: From Bideford head to Northam, cross the roundabout, turn right into Limers Lane and at the bottom turn left continuing down into Lower Cleave. On your left Cleave House is easily identifiable.

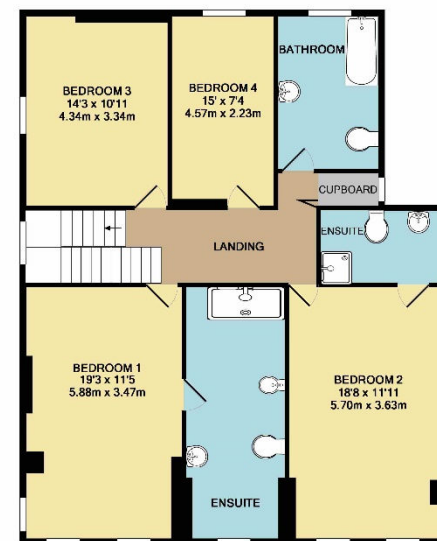
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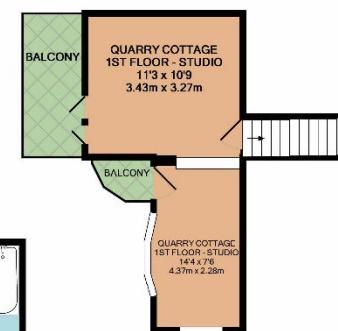




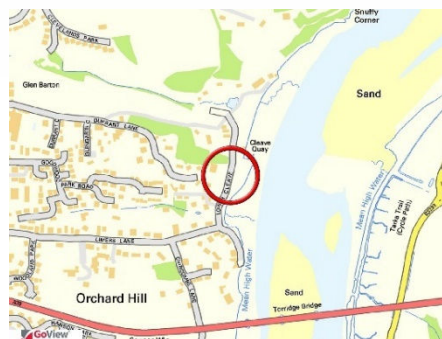
GROUND FLOOR



1ST FLOOR



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