



Lendon House







Lendon House, Abbotsham

Bideford, Devon, EX39 5BW

Walking distance to coast Abbotsham Village 0.8 miles Bideford 3 miles

An exceptional and spacious property, renovated throughout, set within approximately 2 acres of attractive, level grounds in a beautiful and unspoilt coastal location.

- Stunning Coastal Location
- 6 Double Bedrooms
- 3 Reception Rooms
- Potential for Ancillary Accommodation (stp)
- Freehold
- Perfect Home or Boutique Retreat
- Contemporary Kitchen / Living Space
- Approaching 2 Acres of Gardens & Grounds
- Renovated & Improved Throughout
- Council Tax Band 'G'

Guide Price £1,350,000

Stags Bideford

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Situation

London House is situated in an incredible coastal location, just a short walk (0.7 miles) from Greencliff Beach and its dramatic, rugged and unspoilt stretch of 'secret' coastline. The highly regarded village of Abbotsham, with its historic pub, The Thatched Inn, is also within easy walking distance (0.8 miles). The village further offers a primary school, pre-school, church and vibrant village hall.

The port and market town of Bideford (2 miles) provides a wider range of facilities, including artisan shops, banks, pubs, restaurants, cafés, large supermarkets and schools for all ages, both state and independent. The coastal resorts of Westward Ho! (2.8 miles), Appledore (4.8 miles) and Instow (5.6 miles) offer a variety of sandy beaches, excellent pubs and restaurants, a historic quay and numerous other amenities and attractions.

The A39 (1.2 miles) is the main arterial route, providing convenient access to the regional centre of Barnstaple (13.5 miles) and the M5 motorway. Tiverton Parkway railway station offers services to London Paddington in approximately 1 hour 57 minutes, placing the capital within easy reach.

Description

London House is an exceptional and spacious family home, set within just under 2 acres of grounds and parkland in a magnificent coastal setting. It is understood that the oldest parts of the house date from the reign of Elizabeth I, with elements dating to the late Tudor period (16th century). Whilst the property embraces its historic origins and established architectural vernacular, it has recently been significantly and sympathetically renovated and remodelled throughout. The renovations include the addition of a bespoke kitchen, creating a highly prized contemporary family living space, as well as a large veranda and a master bedroom suite. The property has also been completely rewired and replumbed throughout. The main house provides over 3,500 sq ft of lavish and impressive accommodation, with the potential to create ancillary accommodation (subject to planning permission) within the former cottage. The house is complemented by level and highly usable grounds extending to approximately 2 acres, together with various outbuildings and garaging. The property would make a perfect main residence but could equally lend itself to use as a luxury boutique retreat, with the potential to generate a healthy income. The property is available immediately and is offered with no onward chain.

Accommodation

The front door opens into the large ENTRANCE HALL, with Victorian tiled flooring and a doorway leading to the SITTING ROOM, an impressive reception space measuring 29'7" x 18'1". The room benefits from a double aspect, including a large bay window, and offers the flexibility of two distinct seating areas. The main seating area is centred around an attractive inglenook fireplace with a well-used open fire, complemented by a large, inset storage cupboard to the side. A glazed door leads to the GARDEN ROOM, which enjoys a triple aspect, a glazed roof and double doors opening onto the enclosed and private rear terrace. The spacious, bespoke, farmhouse-style KITCHEN has been completely remodelled to create an enviable contemporary family living space. It features a large central island with a deep quartz worktop and inset basin, complemented by handmade fitted units with contrasting slate worktops. An Aga is set within a substantial inglenook fireplace. Further appliances include a Rangemaster cooker, dishwasher and twin Butler sinks. The dining area comfortably accommodates a large family table, with double doors opening onto the dining terrace and a further door leading to the rear porch and courtyard. A large PANTRY provides slate shelving and additional fitted storage. The impressive DINING HALL, with its staircase to the first floor, slate flagstone flooring and Victorian fireplace, provides a formal dining space. A doorway leads to the DRAWING ROOM & LIBRARY, which features a deep bay window, a wood-burning fire with marble surround set upon a slate hearth, and substantial bespoke fitted bookshelves on either side. The UTILITY & SHOWER ROOM is fitted with a range of contemporary units, space and plumbing for white goods, a large shower, WC and sink. A door provides direct access to the rear terrace.

The staircase leads to the FIRST FLOOR, which provides six double bedrooms and a family bathroom. The MASTER BEDROOM SUITE, measuring 29' x 15', benefits from a double aspect and a doorway opening onto the elevated veranda. A dressing room features bespoke fitted wardrobes and shelving. The spacious en-suite bathroom comprises a freestanding bath, separate shower, basin with vanity unit, WC and Victorian fireplace, together with a further door opening onto the veranda. BEDROOM 2 is an impressive room with twin windows and a dressing room. BEDROOM 3 is a double bedroom with a double aspect and fireplace. BEDROOM 4 is a double bedroom with a vaulted ceiling. BEDROOM 5 is a double bedroom with a bay window and fireplace. BEDROOM 6 is a double bedroom with a fireplace. The sumptuous FAMILY BATHROOM features tiled flooring, a roll-top bath, shower cubicle, basin and WC.





Gardens & Grounds

Large stone pillars support twin wrought-iron gates, which open onto the private driveway and approximately 2 acres of level gardens and grounds. The grounds are predominantly lush, well-tended lawns, with impressive specimen trees and bordered by mature hedgerows and tall trees. At the western edge of the grounds, an orchard features a variety of apple and other fruit trees. To the front of the house, a croquet lawn with a sheltered terrace beneath the veranda. A further large, curved dining terrace provides an inviting seating area and outdoor kitchen, perfect for entertaining, with a small summerhouse beside. The driveway leads to a large parking area in front of the detached double garage. To the rear of the house, a large, private courtyard incorporates a dining terrace and a further seating area with a hot tub. The outbuildings include a large tractor shed, offering secure storage, a substantial wooden garden shed/workshop and a stone outhouse with WC.

Orchard Cottage (former cottage)

This former small, stone-built cottage is situated to the western side of Lendon House and is currently used for storage. Arranged over two floors, the cottage comprises three rooms, with a staircase and chimney, but currently has no bathroom or kitchen. It offers fantastic potential to create ancillary accommodation or, subject to the necessary planning permissions, a cosy one-bedroom holiday let.

Services & Additional Information

Services: Mains: Electric & Water. Private drainage (septic tank).

Broadband: 'Standard' and 'Ultrafast' broadband is available (Ofcom) Please check with chosen provider

Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodafone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

Directions

If approaching from the east, cross the Torridge Bridge and continue straight over the Heywood Roundabout, joining the Atlantic Highway (A39). Continue for approximately 1.6 miles, then turn right, signposted 'Abbotsham'. At the end of the road, turn left, then turn left again at the end of the road. Take the first right, signposted 'Greycliff', and follow this road for approximately 0.6 miles, then turn left, and the property will be found on your right.

Postcode: EX39 5BW (Not to be relied upon)

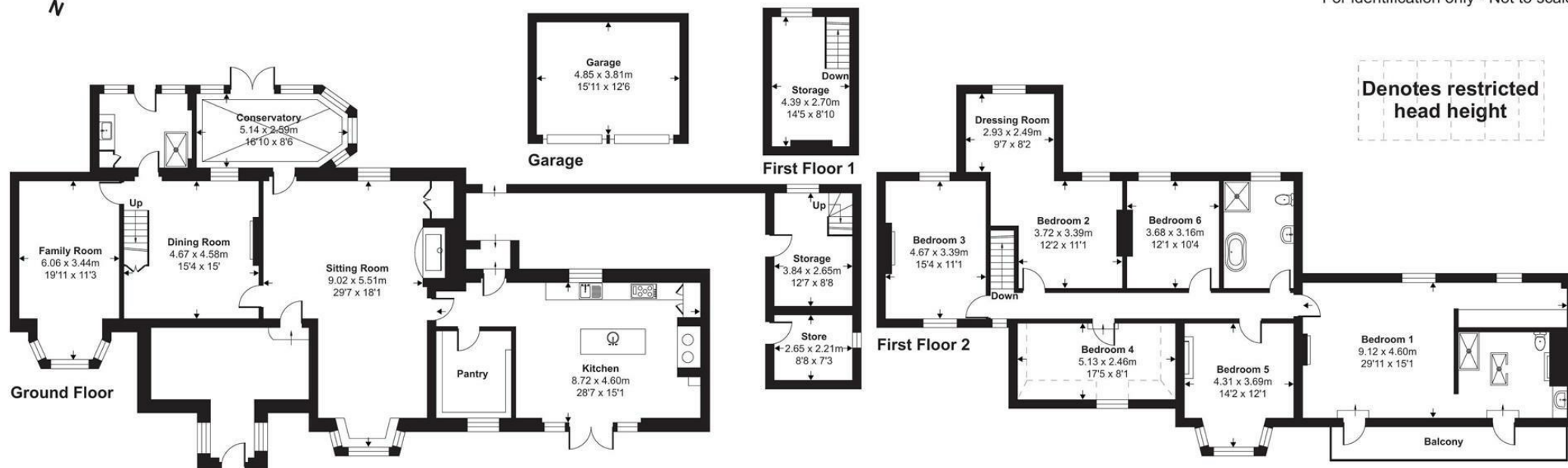
What3words: ///village.recliner.friend





Approximate Area = 3599 sq ft / 334.3 sq m
Limited Use Area(s) = 36 sq ft / 3.3 sq m
Garage = 199 sq ft / 18.4 sq m
Outbuilding = 63 sq ft / 5.8 sq m
Total = 3897 sq ft / 361.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nìcheom 2026. Produced for Stags. REF: 1537486



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		



