Bond Oxborough Phillips

Changing Lifestyles

108 Bay View Road
Northam
Bideford
Devon
EX39 1BJ

Asking Price: £995,000 Freehold







01237 479 999
bideford@boppproperty.com

108 Bay View Road, Northam, Bideford, Devon, EX39 1BJ

AN EXCEPTIONAL HOME WITH PANORAMIC SEA VIEWS & BEAUTIFUL GARDENS

- 4-5 Bedrooms (3 En-suite)
- Stunning vaulted Bedroom / Sitting Room
- Impressive, open-plan Kitchen / Dining / Living Room enjoying a wonderful outlook across the garden towards the sea
- Separate Utility Room & sea-view Study
- Family Bathroom & Cloakroom
- Gardens with a patio, level lawn & additional sloping grounds
- Ample off-road parking & Double Garage
- Combining a prestigious address, immaculate presentation & wonderfully versatile accommodation with some truly memorable sea views











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Situated on the sea-facing side of the highly sought-after and prestigious Bay View Road, this exceptional detached home enjoys magnificent panoramic views across Westward Ho! and out to the open sea. Arranged over 3 floors, the beautifully presented accommodation offers 4 or 5 Bedrooms, depending on individual requirements, combining contemporary style with generous living spaces and a truly outstanding coastal setting. Oak flooring, doors and windows feature in parts of the property, adding warmth and character to the high-quality finish.

The property makes an immediate impression, with ample off-road parking to the front complementing a substantial Double Garage, complete with power, lighting and the gas fired boiler.

A solid front door opens into a welcoming Entrance Hall where a useful coats cupboard and Cloakroom provide everyday practicality.

At the heart of the home is the impressive, open-plan Kitchen / Dining / Living Room, thoughtfully arranged to create distinct spaces for relaxing, entertaining and enjoying the wonderful outlook across the garden towards the sea. A wall mounted gas fire provides an attractive focal point while underfloor heating adds to the comfort of this superb living space. Upgraded by the current owners, the contemporary Kitchen incorporates a breakfast bar with shelving beneath, a 5-ring gas hob with extractor above, 2 Bosch ovens, an integrated dishwasher, an integrated fridge / freezer and a built-in larder cupboard. Downlighting completes the finish. A separate Utility Room offers further practical space with a sink, plumbing for appliances and room for an additional fridge / freezer.

Also accessed from the entrance hall is a Study with sea views, providing an inviting setting for working from home or creating a quiet library.

The first floor offers 4 potential Bedrooms, 1 of which is currently enjoyed as a particularly striking additional sitting room. Two bedrooms benefit from Juliet Balconies framing the far-reaching coastal views, with 1 enjoying an En-suite Bathroom and the other an En-suite Shower Room.

The room currently arranged as a sitting room is a standout feature, with a lovely vaulted ceiling and a large bay window incorporating French doors opening to a Juliet Balcony. Equally suited to use as a generous bedroom, it offers excellent flexibility while providing a wonderful alternative space in which to relax and appreciate the outlook.

A further good-size double bedroom is served by the contemporary Family Bathroom, fitted with a white suite comprising a bath with shower over, WC, wash hand basin and heated towel rail. A separate walk-in wardrobe on this floor provides an appealing addition with generous space for clothing and accessories.

Occupying the top floor, the Principal Bedroom suite provides a superb private retreat. Its vaulted ceiling enhances the feeling of space while a Juliet Balcony offers an elevated vantage point from which to enjoy the exceptional sea views. The changing light, tides and seasons ensure this remarkable outlook offers something different throughout the year. Storage is particularly well catered for, with a walk-in wardrobe and 3 additional cupboards. The spacious En-suite features twin vanity basins, a corner shower and WC, together with access to a further walk-in wardrobe area.

Outside, the rear garden has been arranged to make the most of the setting. A generous patio provides ideal space for outdoor dining and entertaining, leading onto a level lawn with the coastal panorama beyond. From here, a zigzag path descends through sloping ground to an additional acre of land belonging to the property, as indicated on the aerial photo. This offers a peaceful spot for a bench or potential space for a summerhouse, subject to any necessary consents. The additional land also creates a valuable buffer below the main garden, contributing to the sense of space and openness.

To the front, a garden area accompanies the extensive parking together with a useful storage shed that previously served as a sauna, although its operation has not been recently tested.

Combining a prestigious address, immaculate presentation and wonderfully versatile accommodation with some truly memorable sea views, this is a distinctive coastal home of considerable appeal. Viewing is highly recommended to appreciate the quality, space and exceptional position on offer.

Council Tax Band
G - Torridge District Council

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Ground Floor First Floor Second Floor

Total floor area: 257.5 sq.m. (2,772 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by

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Area Information

Northam is a small village, lying north of Bideford and south of Westward Ho! There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach.

Local amenities include a supermarket with post office, newsagents and take-aways. There's also a primary school, a health & dental centre and a number of churches in the area. Northam also has an excellent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Westward Ho! and Abbotsham on your doorstep with their cornucopia of restaurants and pubs. Being a coastal village, seafood is high on the menu, fresh from the morning's catch, so be sure to patronise your local fishmonger, if that's your thing. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho! Westward Ho! is also very popular with surfers and body boarders, with many places to get lessons and hire kit for the beginner.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

Northam's local area is teeming with activity whether community groups are your thing or you prefer the outdoor life, there's something to occupy just about everybody all year around.

Directions

From Bideford proceed out of the town past Morrisons Supermarket towards the Heywood Road roundabout on the A39. Proceed over the roundabout and continue on Heywood Road passing the right hand turning signposted Appledore. Take the second left hand turning onto Bay View Road. Continue approximately three quarters of the way along Bay View Road to where number 108 will be found on your right hand side.

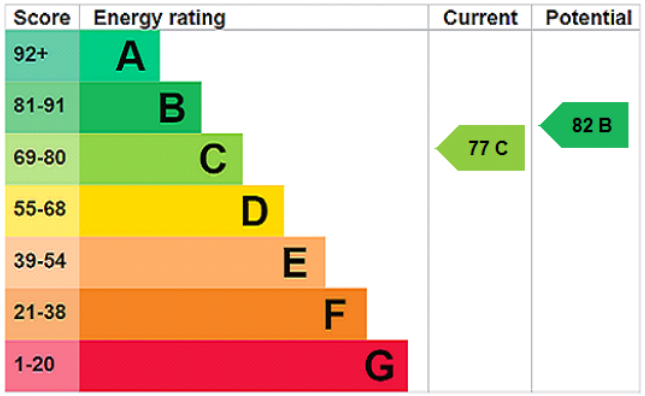
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We are here to help you find and buy your new home...

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