



Bond
Oxborough
Phillips

Changing Lifestyles

84 Bay View Road
Northam
Bideford
Devon
EX39 1BH

Asking Price: £725,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

84 Bay View Road, Northam, Bideford, Devon, EX39 1BH

AN EXCEPTIONAL HOME WITH BREATHTAKING SEA & COUNTRYSIDE VIEWS



- 4-5 Bedrooms (Master with Balcony, walk-in wardrobe & En-suite Shower Room)
- Living / Dining Room enjoying the stunning coastal views
 - Modern Kitchen & separate Utility Room
 - Study / 5th Bedroom & separate Sitting Room
- Generous private plot with ample driveway parking
 - 45' Garage / Workshop
 - Beautiful gardens
- Excellent potential to extend (subject to consents)
- One of the finest positions on sought-after Bay View Road



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Overview

Situated on the wonderfully named Bay View Road, one of the most sought-after and picturesque addresses in the area, this exceptional home occupies what could quite possibly be one of the finest positions along the road, commanding breathtaking and uninterrupted views across rolling green countryside and out to the deep blue of the sea beyond. What makes this outlook so truly special is its unspoilt nature, with no man-made structures to interrupt the landscape, allowing for a rare sense of peace and connection with the natural surroundings. The gentle, distant sound of the sea further enhances the setting, creating a calm and restorative atmosphere that is difficult to replicate.

The property, itself, sits proudly within the centre of a generous and beautifully maintained plot, approached via an extensive brick-paved driveway providing ample off-road parking for multiple vehicles. The front of the house is well-screened by mature hedging and ornamental trees, set against neatly kept lawns, giving the home an immediate sense of privacy and distinction, along with excellent kerb appeal. A covered seating area by the front entrance, together with a charming pond, adds to the welcoming and characterful frontage.

An Entrance Porch leads into a particularly impressive and spacious Hallway, where sanded parquet flooring creates a warm and elegant first impression, with access to the principal ground floor rooms and stairs rising to the first floor. To the rear, the main Living / Dining Room is a superb space, centred around a striking picture window that perfectly frames the stunning coastal view, offering a versatile layout for both relaxation and entertaining. The Kitchen is modern and well-equipped, featuring a range of fitted units along with a Leisure Rangemaster cooker and an integrated fridge / freezer, and flows through to a useful side corridor and utility area.

The ground floor accommodation is both flexible and practical, with a bright second Bedroom positioned to the front, a further room currently used as a Study or fifth Bedroom - ideal for those working from home and a well-appointed Family Bathroom fitted with a bath, concealed cistern WC and cabinet mounted wash basin. A separate Sitting Room at the front of the property, presently arranged as a home cinema, enjoys direct access to the front garden and driveway, adding further versatility to the layout.

Upstairs, the sense of space continues, with a light-filled landing offering an ideal reading or relaxation area beneath 2 Velux roof windows. The Principal Bedroom is a truly outstanding feature of the home, enjoying spectacular panoramic views that are simply best appreciated in person, with direct access onto a private Balcony with composite decking - perfect for morning coffee or evening sunsets. This room is further complemented by a bespoke walk-in wardrobe and an En-suite Shower Room. A further double Bedroom with built-in wardrobes completes the first floor accommodation.

To the rear, an impressive patio area provides an ideal setting for outdoor dining, entertaining or simply enjoying the peaceful surroundings, leading onto a neatly enclosed lawn garden. Beyond this lies an additional expanse of lawn, offering excellent potential for a variety of uses, whether as a guest garden area, recreational space or further landscaping. To the side of the property, and accessible from both the driveway and garden, is an extensive Garage / Workshop measuring approximately 45' in length, complete with power, lighting, the gas fired boiler and an electric door, making it an incredibly useful and versatile addition.

This is a home that already offers an exceptional lifestyle, yet still presents enormous scope for further enhancement. Subject to the necessary consents, there is clear potential to extend to the rear to create a stunning, open-plan kitchen / dining space that fully embraces the coastal views, as well as opportunities to extend to the side or even to the front. Given the prestige of the location, there is strong reassurance in the long-term value and potential of any improvements made.

A rare opportunity to acquire a truly special home in an outstanding setting, offering both immediate enjoyment and exciting future potential, this property would make a wonderful long-term or "forever" home. Viewing is highly recommended to fully appreciate the position, the views and the lifestyle on offer.

Agents Notes

The property benefits from private drainage, with the system currently being upgraded by the present owner. The electrical installation has been recently certified, including the installation of a new consumer unit. Provision has been made for underfloor heating within the sitting room/bedroom five, although this has not yet been connected. The kitchen is fitted with a built-in dishwasher. Under the Estate Agents Act 1979, we hereby declare that this property belongs to a member of staff employed by Bond Oxborough Phillips.

Council Tax Band

E - Torridge District Council



Ground Floor

Floor area 112.7 sq.m. (1,213sq.ft.)



First Floor

Floor area 53.8 sq.m. (579 sq.ft.)

Total floor area: 166.6 sq.m. (1,793 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 www.Propertybox.io



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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 half way along Bay View Road to where number 84 will be found on your right hand side close to where the road first narrows.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

