



Bond
Oxborough
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Changing Lifestyles

22 Bay View Road
Northam
Bideford
Devon
EX39 1AY

Asking Price: £475,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

22 Bay View Road, Northam, Bideford, Devon, EX39 1AY

A CHARMING FORMER FARMHOUSE BOASTING STUNNING COASTAL VIEWS



- 4 Bedrooms
- Stunning Sitting Room with beamed ceiling & inglenook fireplace
- Dual aspect Family Room opening to the garden
- Modern Kitchen / Dining Room opening to the garden
- Utility Room & Ground Floor Cloakroom
 - Upstairs Family Bathroom
- Stunning, far-reaching estuary & ocean views
 - Ample parking & Double Garage
- Golf Course, Beach, Country Park & Yacht Club all nearby
 - Courtyard style garden
 - No onward chain



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Overview

This charming 4 Bedroom stone and white-rendered former farmhouse offers a unique combination of character and modern living, situated on one of the most prestigious roads in the highly sought after village of Northam. Boasting stunning, far-reaching views across the estuary and ocean, the property offers ample parking, including a large hardstanding ideal for a motorhome or boat, plus a Double Garage 5.39m x 4.57m (17'6 x 15')

The lifestyle on offer here is exceptional, with the Royal North Devon Championship Golf Course, the beautiful beach at Westward Ho!, Northam Burrows Country Park and the Yacht Club at Instow all nearby. Whether you're a golfer, beach enthusiast or sailor, this location presents an unparalleled opportunity to enjoy an active, coastal lifestyle.

Inside, the spacious and welcoming Reception Hall leads to the heart of the home - a stunning beamed ceiling Sitting Room with a focal inglenook fireplace. A dual aspect Family Room offers versatility as a formal Dining Room with direct access to the garden, while the modern Kitchen / Dining Room opens to the garden, with the convenience of a separate Utility Room and Ground Floor Cloakroom.

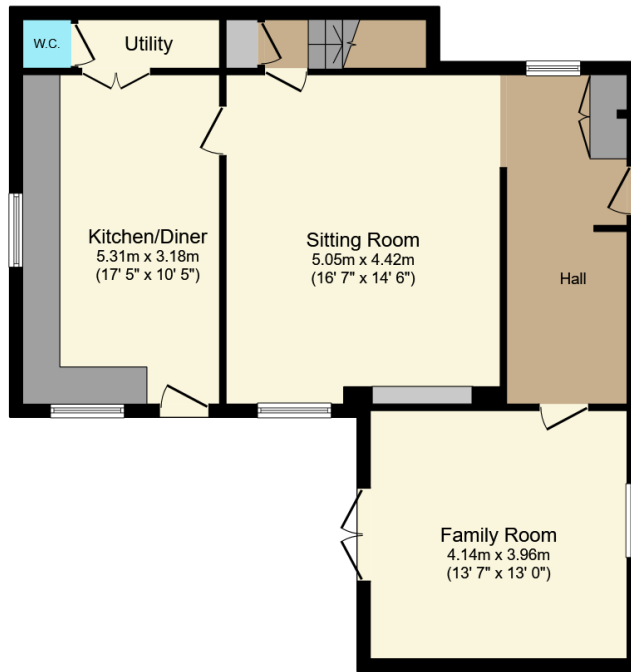
Upstairs, the First Floor features 4 well sized Bedrooms and a Family Bathroom. The Master Bedroom enjoys a split-level En-Suite Dressing Area. There are coastal views from this upper floor.

Outside, the sunny courtyard style garden provides a low-maintenance outdoor space - perfect for relaxation.

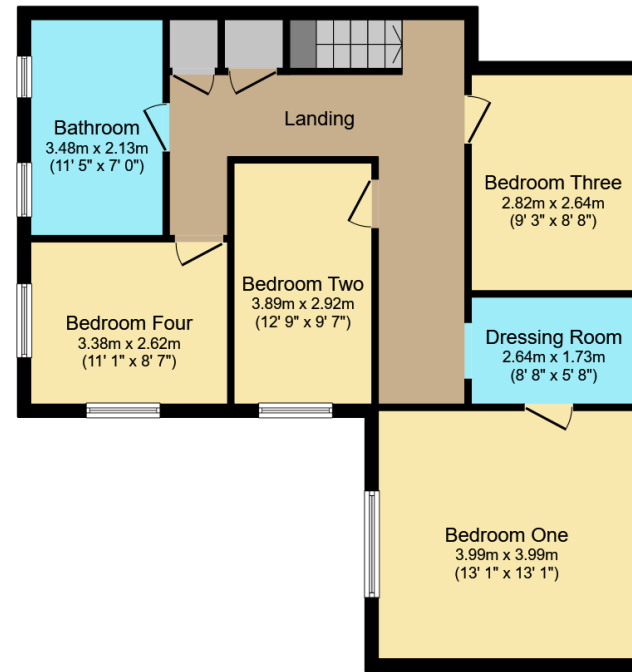
This impressive property blends traditional charm with contemporary comfort, making it an ideal family home or a lucrative holiday let investment, offering the best of both worlds in terms of lifestyle and location. The property is offered for sale with no onward chain.

Torrige District Council

C - Torrige District Council



Ground Floor
Floor area 74.4 m² (801 sq.ft.)



First Floor
Floor area 74.9 m² (806 sq.ft.)

TOTAL: 149.3 m² (1,607 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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Furze, 22 Bay View Road, Northam, Bideford, Devon, EX39 1AY



Area Information

Bay View Road in Northam is a prestigious and highly sought-after residential area in North Devon. The road is elevated, offering stunning panoramic views of Bideford Bay, the Atlantic Ocean, and nearby Westward Ho! Beach. This location is prized for its proximity to local amenities, beaches, and outdoor attractions such as the South West Coast Path. The area combines the charm of a coastal lifestyle with the convenience of nearby towns like Northam and Bideford, making it ideal for families, retirees, and holiday homeowners alike.

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 along Bay View Road, passing Northam Health Centre on your right hand side, to where number 22 will be found on your right hand side prior to reaching Highfield.

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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Devon
EX39 2PS

Tel: 01237 479 999

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Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	