



BEECH TREE HOUSE,
27A BAY VIEW ROAD, NORTHAM, DEVON, EX39 1BH

Exclusive Homes
£585,000

Situated in a favoured location & enjoying views towards the distant coastline & rolling countryside, a superbly presented 3/4 bedroom reverse level detached house offering good sized & adaptable accommodation with attractive gardens, ample off road parking for several vehicles and double garage.

Beech Tree House has been considerably improved by the current owners and offers beautifully decorated accommodation with immaculate outside space. The attractive gardens are a particular feature providing areas of complete privacy, whilst the substantial gravelled drive provides parking for several cars and is ideal for those seeking space to park a motorhome, caravan or boat, even all three if you have them!

The reverse level design takes full advantage of its elevated position with numerous windows enjoying views towards rolling countryside, with some sea glimpses in the distance. Large floor to ceiling windows in the dining room maximise the outlook and whilst this room makes a wonderful dining room, it would equally make an excellent home office/study or another bedroom if required.

From the ground floor entrance hall, 3 Double bedrooms have a light & airy feel with 2 of the bedrooms benefitting from large fitted wardrobes, whilst bedroom 1 benefits from an en-suite WC. A good sized modern bathroom with separate shower enclosure is at the front of the property whilst a useful rear porch leads directly into the double garage, which subject to the necessary consents, could be converted into a sizeable master en-suite bedroom if additional accommodation space was required.

The light & airy feel continues through the first floor with a modern white kitchen overlooking the rear garden with a good range of units including a built-in fridge/freezer, freestanding Indesit dishwasher & Stoves electric oven being included in the sale, whilst a good sized airing cupboard with radiator offers useful storage space.

The 19'9 x 14'5 lounge has no fewer than 4 windows and in turn leads into the 15'8 x 10'7 dining room with feature floor to ceiling windows overlooking the front of the property.





The extremely large gravelled driveway is approached via wooden double entrance gates and provides ample parking & turning areas whilst a raised lawned garden enjoys the morning sun with a wealth of shrubs & bushes and is screened by a large stone boundary wall.

Gated pedestrian access to both sides of the property leads to the enclosed rear garden with patio seating area and level lawns taking full advantage of the sunny & private aspect. There is also a useful 13' x 9'8 timber summer house & greenhouse for the budding gardener.

A 19'9 x 16' double garage benefits from a large electric roller door with a rear pedestrian door leading into the house, useful on those wet winter days.

Bay View Road is a favoured location with a number of other substantial dwellings on the fringe of both Northam & Westward Ho! & is within easy reach of local shopping facilities, schooling, doctors & dental surgeries. The long golden sandy beach at Westward Ho! together with the Royal North Devon golf club are within 1.5 miles, whilst the quaint fishing village of Appledore & the Port & Market town of Bideford are both within 2 miles. The regional centre of North Devon, Barnstaple is approximately 10 miles distant with the M5 motorway network (junction 27) is within approximately 45 miles.

NEED TO KNOW

All mains services are connected.

COUNCIL TAX: BAND E - £2,784.66 per annum

ENERGY PERFORMANCE CERTIFICATE: D (64)

DIRECTIONS

From Bideford Quay proceed towards Northam, Westward Ho! and Appledore. After passing the A386 Churchill Way road (signposted for Appledore) take the second left onto Bay View Road. Continue along this road for approximately 1/4 of a mile, where the property will be seen on the left hand side with a name plate displayed.





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