



84 BAY VIEW ROAD,
NORTHAM, BIDEFORD, DEVON, EX39 1BH

Exclusive Homes
£725,000

Located on the favoured & much sought after seaward facing side of Bay View Road, No84 is listed for sale for the first time in over 50 years and will be found offering spacious, adaptable accommodation together with attractive front & rear gardens whilst enjoying stunning sea views. An excellent home with further potential for those with grand design aspirations!

Nestled beyond wooden entrance gates and established hedgerows, providing a good level of privacy, a brick paved driveway flanked to either side by level lawns, provides a wonderful entrance & first impression of the property.

Once inside, the spacious entrance hall leads off to each of the primary living areas, comprising of 3 reception rooms, kitchen/breakfast room, ground floor bedroom & family bathroom.

The spacious lounge is ideally positioned to the rear, taking full advantage of the superb outlook over the garden and continuing view out to sea. A feature fireplace creates a great focal point to the room and is a perfect source of comfort during the colder winter months.

Two further reception rooms, each overlooking the south facing front garden, are currently utilised as a formal dining room and sitting room, although either would function comfortably as additional double bedrooms if required.

The kitchen/breakfast room also enjoys prime position to the rear allowing for further enjoyment of the sea views and includes a good range of modern cupboards & drawers together with range cooker.

Stairs rise to the first floor landing with the master suite having a private balcony with chrome & glass balustrade, a wonderful spot to enjoy the stunning outlook and beautiful sunsets over Lundy Island. The master bedroom also benefits from an en-suite shower room and walk-in wardrobe with built in cabinetry.

Also on the first floor is a further double bedroom, overlooking the front garden, with fitted wardrobes & drawers whilst large eaves space provides excellent storage





Moving outside to the rear garden, the generous plot is apportioned to a large patio area, being the perfect spot for al fresco dining and summer barbeques whilst a good sized level lawn allows an excellent play space for children & grandchildren or the perfect spot to get lost in a good book.

A further good sized area of garden beyond the lawn, previously served as an orchard and could become productive vegetable plots of kitchen garden whilst equally having ample room to create a studio, hobby room or similar.

Meanwhile the vast garage will accommodate a manner of different motor vehicles or bikes whilst also offering plenty of workshop space if required. Alternatively, subject to any necessary consents or building regulations, the space could be used to further extend the accommodation.

NEED TO KNOW

Mains electricity, gas & water are connected. Private septic tank drainage

Energy Performance Certificate (EPC): D (57)

Council Tax: Band E (£2915.87 per annum)

DIRECTIONS

From Bideford Quay proceed towards Northam, Westward Ho! & Appledore. After passing the A386 Churchill Way Road on the right (signposted for Appledore) take the second left onto Bay View Road. Continue along this road for approximately ½ a mile where the property will be seen on the right hand side, beyond the wooden entrance gates.

What3Words: worker.torch.tubes





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