



8 SANDYMERE ROAD,
NORTHAM, BIDEFORD, DEVON, EX39 1EY

£695,000

Coming to the market for the very first time since its construction in 2004, this distinctive detached residence combines thoughtful design with a highly desirable coastal setting. Occupying an elevated position within a sought-after location, the home commands far-reaching views across the landscape and out towards the sea, making it a truly unique opportunity.

Arranged over three well-planned floors, the property offers spacious and versatile living. On the ground floor, an integral double garage is complemented by two substantial workshops and a convenient cloakroom, creating a practical hub for vehicles, storage, and hobbies.

On the first floor the principal bedroom suite is a particular highlight, featuring a dramatic picture window that perfectly frames the coastal outlook, together with a private wet room and a dedicated dressing room. Three further bedrooms, one with en-suite facilities, ensure ample space for family and guests, while a family bathroom and utility room add further convenience. An eastern entrance porch connects directly to the driveway, while a second access point opens from the inner hall onto the gardens, creating a natural flow through the property.

The second floor delivers the real “wow factor,” with an open-plan living space designed for light, comfort, and sociability. A galleried landing and strategically placed Velux windows flood the interior with natural light. The lounge area opens onto a balcony with space for seating, offering the perfect vantage point from which to enjoy the sea views. The adjoining dining space accommodates a large table, while the kitchen is fitted with a range of units, extensive work surfaces, and integrated appliances, ensuring the upper floor functions as both a welcoming family space and a stylish entertaining area.





Outside, the property is approached via a generous splay and an extensive brick-paved driveway, which provides off-road parking for several vehicles and leads directly to the double garage.

The gardens, lovingly landscaped by the current owners, wrap around three elevations of the house. A private rear patio provides a sheltered retreat, while neat lawns and carefully established flower beds add seasonal colour and structure.

A natural spring serves a water feature, creating an impressive focal point on the driveway, while the gardens themselves also enjoy views towards the sea.

This is an exceptional coastal home that blends versatility, individuality with practical family living in a truly enviable setting. With its flexible accommodation, landscaped gardens, and commanding outlook, it presents a rare opportunity for buyers seeking space, style, and sea views in a sought-after location.

NEED TO KNOW

Services: All mains services are connected.

Energy Performance Certificate: tbc

Council Tax: Band D (£2,500.30 per annum)

What3Words: topic.snaps.flats





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