



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

*Exclusive Homes*  
GUIDE PRICE £695,000



Nestled in the heart of the highly sought-after Bay View Road, this exceptional residence offers a rare blend of elegant design, substantial space, and refined living. Having undergone a comprehensive and tasteful renovation, the property has been thoughtfully extended to create a versatile and luxurious home perfect for modern family life or multi-generational living.

Upon arrival, you're welcomed by an electric gated entrance, opening to a generous front garden beautifully laid to lawn, with ample off-road parking and access to a large garage. The approach immediately sets the tone for what lies within—privacy, space, and quality craftsmanship.

Inside, the ground floor has been designed with both comfort and lifestyle in mind. A stylish lounge with a feature wood-burning stove provides a cozy retreat while offering views over the beautifully landscaped rear garden. The heart of the home is undoubtedly the expansive open-plan kitchen/dining area, fitted to a high standard and featuring sleek bi-fold doors that seamlessly connect the interior with the sun-drenched south-facing garden - perfect for indoor-outdoor living and entertaining. A gym room adds further flexibility, while a ground floor bedroom and adjacent bathroom make this property especially suitable for guests or those needing single-level accommodation. A separate utility room offers additional practicality.

Upstairs, the sense of space continues with three generously sized double bedrooms, two of which benefit from en-suite shower rooms finished to a high specification. A further cloakroom/WC enhances the functionality of the upper level.







The outdoor space is just as impressive. The rear garden, larger than average and fully enclosed, enjoys all-day sunshine thanks to its perfect south-facing orientation. A mix of patio terraces and lawns make this an idyllic setting for summer gatherings, relaxation, or children's play. An additional secluded patio area to the side offers a more private space for morning coffee or evening drinks.

Throughout, the property is immaculately presented, with premium finishes, attention to detail, and a carefully curated blend of comfort and sophistication. Every element - from layout to lighting - has been considered to enhance everyday living.

This is a rare opportunity to acquire a truly exceptional home in one of the region's most desirable roads, offering spacious, high-specification living with no compromise on style or location.

### NEED TO KNOW

Services: All mains services are connected.

Energy Performance Certificate: C (78)

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

**What3Words:** broad.loudly.dash







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