



Seacrest, 72 Bay View Road
Northam | EX39 1BH

JAMES FLETCHER
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Seacrest, 72 Bay View Road

Commanding breath-taking sea views and a glorious panoramic coastal vista from Lundy Island and over the estuary to Saunton Sands, this impressive 4-bedroom detached residence occupies a generous plot within, arguably, one of the finest locations in North Devon. Elegantly & immaculately presented throughout, this exquisite home enjoys spacious, well-planned and adaptable accommodation, along with electric gates opening to a sweeping driveway, a double garage and beautifully manicured gardens at the front & rear. The property is also just a short walk from the village and offers easy access to RND Golf Club and the beach at Westward Ho! - Taking full advantage of magnificent sunsets too - this is coastal living in North Devon at its finest!

The property is perfectly positioned on Bay View Road, offering easy access to the village, Westward Ho!, the glorious sandy beach and RND Golf Club. Northam itself is a charming village situated on the North Devon coast, offering a delightful blend of history, natural beauty, and community spirit. From Bone Hill, it overlooks the estuary where the Taw and Torridge rivers converge, providing breath-taking views. The village offers a convenience store and newsagents along with a doctor's and dentist surgery, primary schooling and a swimming pool/gym. The nearby Northam Burrows Country Park, forming part of North Devon's UNESCO Biosphere, is also home to the Royal North Devon Golf Course. A popular village, Northam offers residents a quieter alternative to the traditional coastal locations but is within walking distance of both Appledore & Westward Ho!. Appledore is a historic maritime village with a bustling quayside, popular cafes and restaurants and narrow streets lined with fishermen's cottages whilst Westward Ho! boasts a sandy, blue-flagged beach, popular with families and surfers alike. In addition, Instow, found just across the estuary, offers a riverside beach with sand dunes, access to the Tarka Trail and a number of award-winning restaurants, along with the popular yacht club and a pedestrian ferry to Appledore in the summer months.

Also close by, and connected by a regular bus service, is the historic port town of Bideford, which provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping.

The A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. From here, the A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

Stepping inside, the property is flooded with natural light and opens to an inviting entrance hall, providing stairs to the first floor and useful cloaks storage. The ground floor accommodation flows seamlessly with a generous dual aspect lounge and a spacious kitchen/diner/family room - both with far-reaching coastal views - an adaptable dining room, media room or ground floor bedroom, and a well-fitted shower/cloakroom.

The stylishly-fitted kitchen/diner/family room is the heart of the home - found at the rear and fitted with a range of works surfaces comprising a 1 & 1/2 bowl sink & drainer, drawers & cupboards below and matching wall-units over, along with a central island and breakfast bar and built-in appliances including an oven & induction hob with extractor over, fridge, freezer, dishwasher & washing machine. There are sliding doors opening to the rear garden - creating the perfect transition from inside to outside - along with a personal door to the side, underfloor heating and a useful storage cupboard. In addition, the lounge enjoys a dual aspect with a large snug & picture window commanding views of the sea, and an attractive electric living flame fire - making this the perfect space to relax with a good book or host family get-togethers - whilst the dining room offers tremendous flexibility, and could be utilised as a media/cinema room, play room or ground floor bedroom. The ground floor shower/cloakroom, perfect for guests or a dependent relative, is fitted with a large shower, low-level W.C, wash basin with vanity unit below and a heated towel rail.

Stairs to the first floor rise to a spacious landing which opens to 3 double bedrooms - 2 with ensembles - and the family bathroom. The main bedroom offers a touch of luxury, being a generous double bedroom with sliding doors to the balcony and enjoying panoramic views of the coasts. There is a thoughtfully-designed dressing area with built-in wardrobes and a sliding door to the "hidden" ensuite which is fitted with a bath, low-level W.C, wash basin with vanity unit below, and a heated towel rail. Two further double bedrooms ensure space for family and guests. The front bedroom enjoys a view over the front garden and features a built-in wardrobe, whilst the rear bedroom enjoys built-in mirrored wardrobes, sliding doors to the balcony with views of the coast, and an ensuite fitted with a shower, low-level W.C, wash basin with vanity unit below, and a heated towel rail.

In all, this exceptional home offers the perfect coastal lifestyle with breath-taking views of the sea along with space, comfort and flexibility within this much sought after location - it doesn't get better than this!

OUTSIDE & PARKING

Approached off Bay View Road, electric gates open at the front to a sweeping brick-paved driveway providing ample off-road parking for a number of vehicles, including space for a motorhome or boat, and leading to the large double garage (5.50m x 5.10m), with electric up & over door, light & power connected and useful eaves storage. The front garden is well-tended and enjoys a level lawn with flower beds and borders, and a good degree of privacy too. There is pedestrian access at the side to the rear garden which offers real outdoor bliss. Enjoying a large patio with a hot tub, this then leads to a beautifully-manicured level lawn which has been well-landscaped with attractive flower beds and borders offering tremendous vibrancy with a pop of colour. Beyond the formal garden, there is a large vegetable plot and kitchen garden - perfect for those with "green-fingers". The garden also offers a large shed and an additional studio, which is the perfect workshop, or could be utilised for home working with views of the sea. In addition to the garden, there is a generous balcony from the rear bedrooms commanding panoramic coastal views from Lundy Island and over the estuary to Saunton Sands in the distance. Enjoying magnificent sunsets too, as it drops beyond the horizon, the garden is perfect for entertaining, or simply escaping with a view of the coast.



VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.

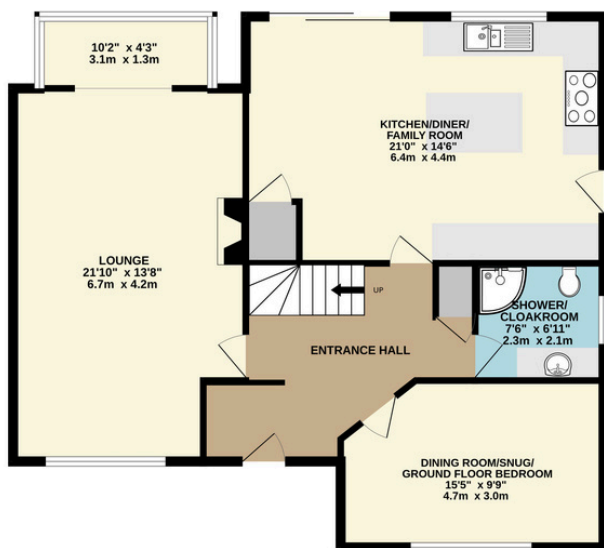




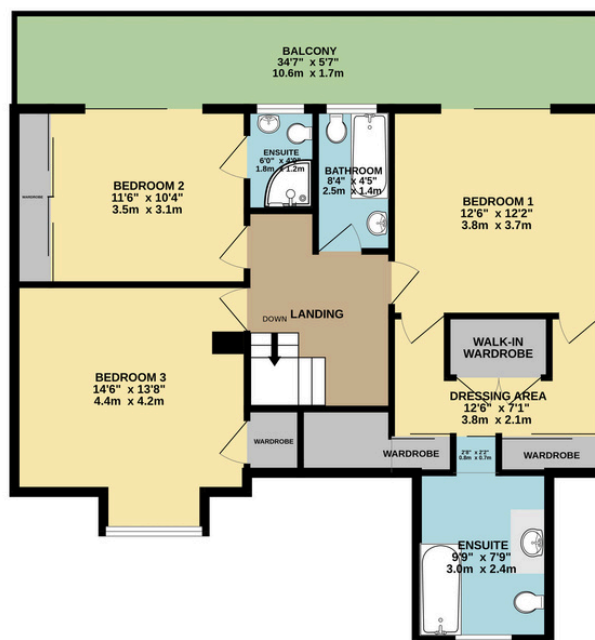




GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR
841 sq.ft. (78.2 sq.m.) approx.



- **Services:** Mains Electricity, Gas, Water & Drainage.
- **EPC:** C
- **Tenure:** Freehold
- **Council Tax:** Band E
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - they have found their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SEACREST, BAY VIEW ROAD

TOTAL FLOOR AREA : 1800 sq.ft. (167.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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