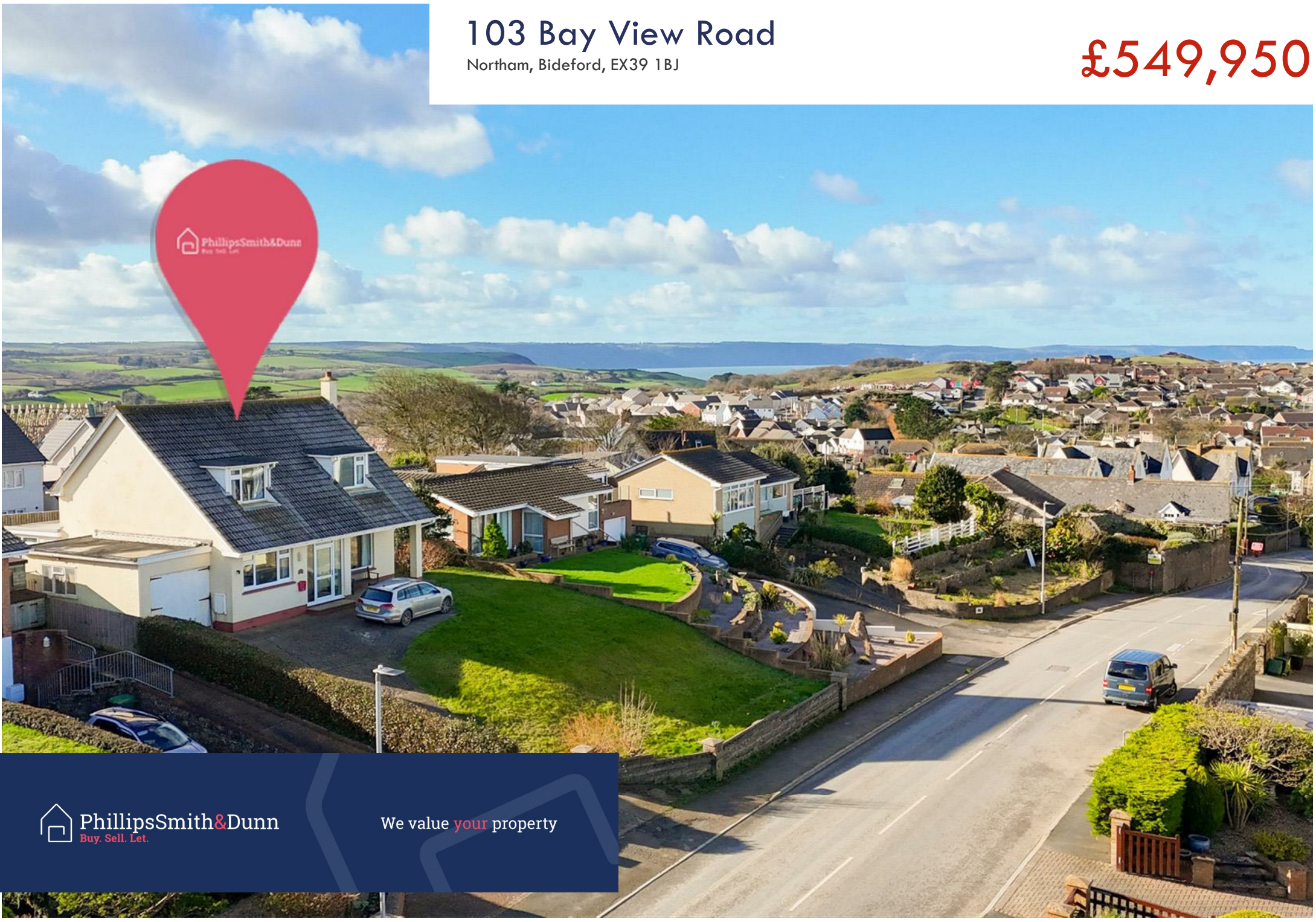


# 103 Bay View Road

Northam, Bideford, EX39 1BJ

£549,950



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# An Impressive Detached Coastal Home With Views Of The Sea

103 Bay View Road, Northam, Bideford, EX39 1BJ



Commanding an elevated position, enjoying glorious panoramic views over Westward Ho! beach and across Bideford Bay, this modern 3/4 bedroom detached home is located within one of North Devon's most exclusive residential locations. Boasting well-planned and adaptable, split-level accommodation, along with ample off-road parking, a garage and South-facing rear garden, the property presents a wonderful opportunity for those seeking an impressive coastal home or holiday let. Within walking distance of the nearby coast path and just minutes from the beach, the property epitomises the coastal lifestyle and is not to be missed.

Bay View Road is one of Northam's most exclusive residential locations and, as the name suggests, commands fine views over Westward Ho! beach and Bideford Bay. Northam itself is a popular village that caters well for its residents with a local newsagents, convenience store, doctor's surgery and dentist along with a popular infant and primary school and public swimming pool/gym. Nearby Westward Ho! boasts a glorious sandy beach, popular among surfers and watersports enthusiasts, whilst Appledore offers a rich maritime history with narrow streets lined by fisherman's cottages and a plethora of cafes and restaurants. A short distance away, Instow enjoys a riverside beach, popular with families and dog walkers, a yacht club and a number of award-winning restaurants. Instow is connected to Appledore by a pedestrian ferry in the summer months whilst the Tarka Trail, perfect for walkers and cyclists, connects from Torrington to Barnstaple and beyond.

The port town of Bideford provides a wide range of facilities and good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter in the South and convenient route to the M5 motorway via the North Devon.



# DETAILS

The property opens to an inviting entrance hall which, in turn, leads through to the generous sitting room, enjoying a dual aspect and commanding views to the sea.

Off the sitting room, there is a large garden room/conservatory, overlooking and opening to the South-facing rear garden. The kitchen is found at the rear of the home along with a convenient utility area and cloakroom. In addition, and found at the front of the home is an adaptable snug/bed 4.

Stairs rise to the first floor landing which opens to 3 large double bedrooms, with the front bedrooms enjoying views of the sea, along with a spacious shower room.

Outside, the property is approached by a private driveway leading to the garage. There is a manageable front lawn and access around the side to the rear garden, enjoying a sunny, South-facing aspect.



## Entrance Hall

This inviting space welcomes you into the home providing stairs to the first floor and a convenient storage cupboard.

**Sitting Room 6.56m max narr. to 2.90m x 5.47m max narr. to 4.25 (21'6" max narr. to 9'6" x 17'11" max narr. to 13'1)**

Enjoying a dual aspect with large picture windows framing the view over Bideford bay and out to sea, this comfortable multi-purpose lounge/diner offers an attractive stone fireplace and double doors to the conservatory.

**Kitchen 4.08m x 3.02m (13'4" x 9'10" )**

Fitted with a range of work surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below and matching wall-units over, space for a freestanding oven with extractor over, built-in fridge/freezer and dishwasher, serving hatch to the dining area.

**Conservatory/Garden Room 6.65m x 2.36m max (21'9" x 7'8" max)**

An additional multi-purpose reception area, found at the rear of the home overlooking and opening to the garden.



**Snug/Bed 4/Media Room 3.85m x 3.17 (12'7" x 10'4")**

A comfortable additional reception room that could be utilised as a dining room, snug, multi-media/children's play room or an occasional bedroom, found at the front of the home and enjoying views to the sea.

**Utility Area**

With space and plumbing for a washing machine and tumble dryer stacked above, door to outside, perfect for coming in off the beach.

**Cloakroom**

Fitted with a low-level W.C and wash basin.

**First Floor**

Landing with generous linen cupboard.

**Bedroom One 5.42m max x 3.41m (17'9" max x 11'2" )**

A generous double bedroom with a range of built-in furniture, found at the front of the home and enjoying views of the sea.

**Bedroom Two 4.28m max x 3.15m (14'0" max x 10'4" )**

A good-sized double bedroom with built-in wardrobe, found at the front of the home and enjoying views of the sea.

**Bedroom Three 4.30m max x 3.11m (14'1" max x 10'2" )**

A further double bedroom with built-in furniture and vanity unit, found at the rear of the home.

**Shower Room**

Fitted with a white suite comprising a large "walk-in" shower, hidden cistern W.C, "his & hers" wash basins, useful storage, chrome heated towel rail.

**Outside**

The property is approached at the front by a private driveway providing ample off-road parking for a number of vehicles and leading to the garage, along with a sloping front lawn. There is side access leading to the rear of the property, boasting a large level lawn with flower beds and borders and enjoying a sunny South-facing aspect. The gardens are a blank canvas, being easy to maintain, or perfect for those with green fingers looking for a pleasant space close to the coast.

**Garage 5.06m x 3.02m (16'7" x 9'10")**

With double doors at the front and an up and over door to the rear. The space offers excellent storage, or could be converted further and combined with the current accommodation, subject to the necessary planning consents.





Services: Mains Electricity, Gas, Water & Drainage.  
EPC: D  
Tenure: Freehold  
Council Tax: Band E  
Local Authority: Torridge District Council.



## DIRECTIONS

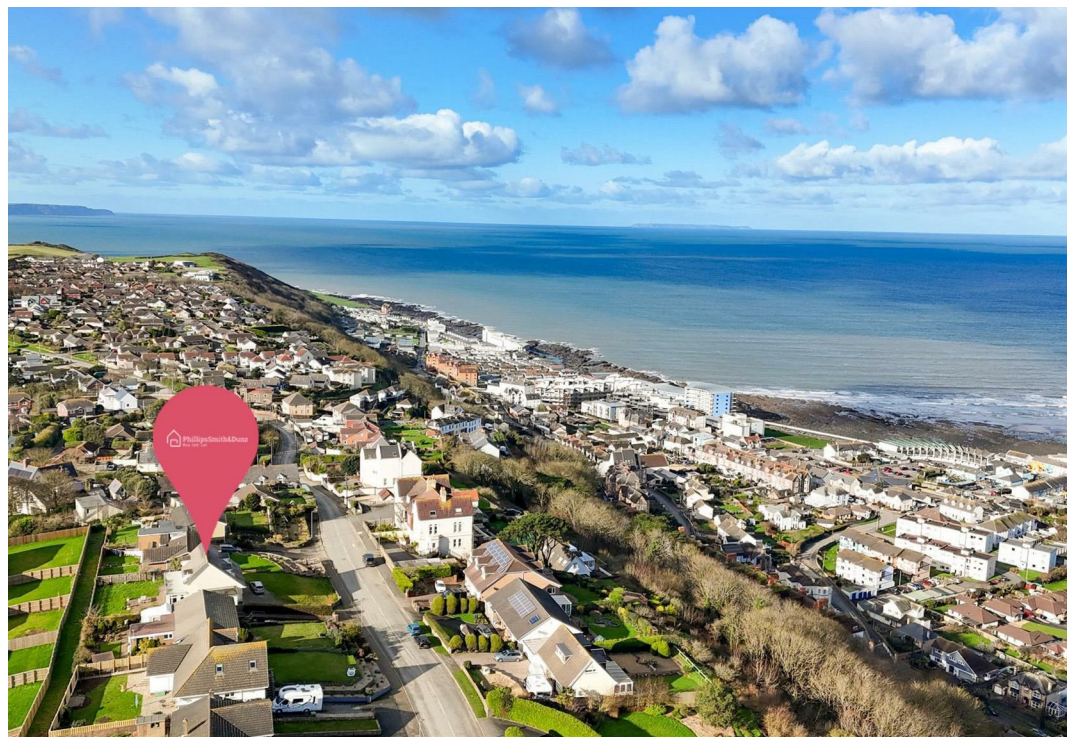
From Heywood Roundabout on the A39, head towards Bude. Take the first right at the traffic lights towards Westward Ho! Continue on this road without deviation to Cornborough Cross and turn right into Bay View Road. Continue up the hill for a short distance where the property will be found on the right hand side.



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Bideford Office  
01237 879797



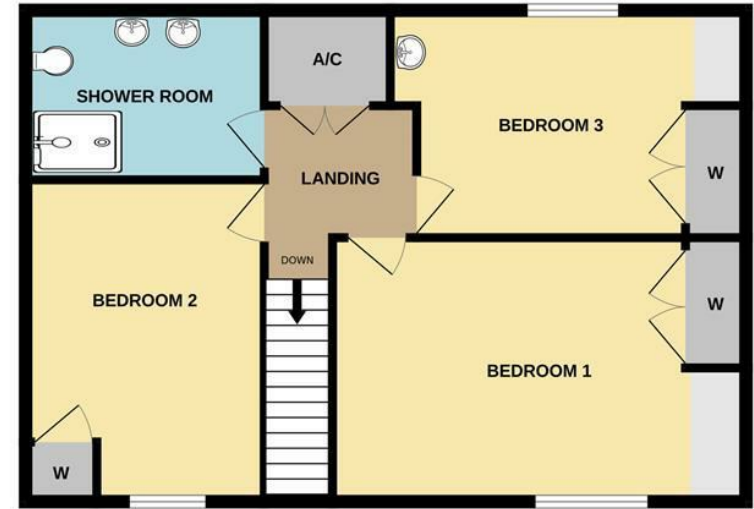




GROUND FLOOR  
1152 sq.ft. (107.1 sq.m.) approx.



1ST FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



BAY VIEW ROAD, NORTHAM

TOTAL FLOOR AREA : 1823 sq.ft. (169.3 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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