



Bracken Hill





# Bracken Hill

Bay View Road, Northam, Bideford EX39 1BJ

Westward Ho! Centre & Beach 0.5 miles, Bideford 2 miles,  
Barnstaple 9.8 miles

A 1930's detached home commanding breathtaking views over Westward Ho!, Northam burrows, the sea, Lundy Island and the surrounding coast.

- Breathtaking views
- No onward chain
- Ample parking
- Freehold
- Sought-after position
- Great potential
- Garden
- Council tax band F

Offers In The Region Of £725,000

## SITUATION

The property is located between the popular Devonshire village of Northam and the seaside village of Westward Ho!. Situated in one of the most sought-after residential roads in the area within walking distance of amenities and easy access to the three mile long, safe and sandy beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club. In addition this seaside village offers an excellent range of amenities including two small supermarkets, Post Office, newsagents, hairdressers, art shops, pubs and restaurants. Northam also offers a good range of amenities including local shops, Post Office, Medical Centre, dental surgery, chemist, public house, restaurant and swimming pool & gym.

The port and market town of Bideford is on the banks of the River Torridge and offers a wider range of amenities including various shops, banks, butchers, bakeries, cafes, schools for all ages (public and private) and five supermarkets. There is also access to the Tarka Trail which affords superb walks and cycle rides that extend beyond Torrington and Barnstaple. Affinity shopping outlet and retail complex is also nearby and offers a range of popular brands such as Crew, GAP and Starbucks to name a few. The regional centre of Barnstaple is approximately 9.8 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 link road, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line.





## DESCRIPTION

A unique opportunity to acquire a detached, individual 1930's home boasting breath-taking panoramic views of the Westward Ho! Beach, Bideford Bay, Northam Burrows, Saunton Sands and Lundy Island in the distance. Bracken Hill sits in an elevated and private position on one of the most sought-after roads in the area and includes generous accommodation, ample driveway parking, garaging and private garden. The property which is of traditional brick build, with tiled roof and upvc windows is in need of general updating but offers somebody a superb opportunity to create their dream Waterside home. We understand this is the first time the property has been on the market for over 28 years and is being offered with no onward chain.

## ACCOMMODATION

The accommodation is set over two storeys and comprises entrance porch with WC and sink, door into the study/tv room with views and sliding door to side patio, door into the dining room which is a large versatile room with bay window to the front and gas fireplace, sliding door leads into the Kitchen which includes a range of wooden units with inset sink, integrated dishwasher, fridge/freezer, oven and electric hob. Bay window with space for breakfast table enjoying those wonderful views. Door from dining room into inner hall with stairs to first floor and door into garage (explained later) door into sitting room, an impressive room with some of the best views on offer with two picture windows, gas fireplace and single door to garden.

First floor includes three double bedrooms, with the principal bedroom boasting possibly the best views on offer with uninterrupted 180 degree views, built-in wardrobes and shower ensuite.

The family bathroom includes bath with shower above, WC and sink.

## OUTSIDE

To the front is a tarmacked drive providing ample off-road parking with space for boat, caravan, motor home etc. Two garages and access to the rear garden. Garage with up-and-over door, door to outside and utility room with space for white goods, fridge etc, inset sink and built-in storage.

The rear garden provides a sunny and very private space with patio terrace, area of lawn, two garden sheds and summer house. This is where the views are at their best and must be seen to be fully appreciated.

## SERVICES

All mains connected. Gas central heating.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

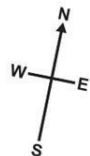


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

4 The Quay, Bideford, Devon,  
EX39 2HW

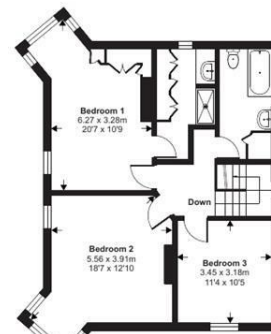
bideford@stags.co.uk

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Approximate Area = 1657 sq ft / 153.9 sq m  
Garages = 318 sq ft / 29.5 sq m  
Total = 1975 sq ft / 183.4 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1123013