

22 BAY VIEW ROAD

An attractive 4 bedroom stone and white rendered attached former farmhouse situated off one of Northam's most sought after roads, offering spacious and well presented accommodation with lovely far reaching sea views and a double garage.

Bay View Road! One of the area's most sought after locations enjoying lovely far reaching sea views.

The property is impressive throughout with the spacious entrance hall leading through to the family room/playroom, a dual aspect room suitable for many purposes. From the hallway leads further into the sitting room with attractive and cosy features including a woodburner and in turn leading into the modern and spacious kitchen with separate utility room and cloakroom on the ground floor, the property offers spacious accommodation with a clever blend of traditional features and modern living. Stairs rise to the spacious first floor landing leading off to the 4 bedrooms and family bathroom. There is a lovely sunny and easily maintained courtyard garden accessed off the kitchen and family room and behind the house is a parking courtyard for two vehicles and a double garage. Although this house is presently lived in full time, it would equally appeal as a lock up and leave holiday home, the property is handily located just a short walk from the centre of Northam Village being immaculately presented and offers spacious, light and airy accommodation.



Sitting Room

GROUND FLOOR

uPVC Entrance Door to:

Entrance Lobby

Reception Hall

Family Room 4.19m x 3.96m (13'7 x 13')

Sitting Room 5.10m x 4.45m max (16'7 x 14'6)

Kitchen/Diner 5.33m x 3.21m (17'5 x 10'5)

Inner Lobby/Utility Area

Cloakroom

FIRST FLOOR

Stairs rising to First Floor

Landing

Bedroom One & Dressing Area

2.68m x 1.79m (8'8 x 5'8)

Steps up to bedroom area
4m x 4m (13'1 x 13'1)

Bedroom Two 3.95m x 2.98m (12'9 x 9'7)

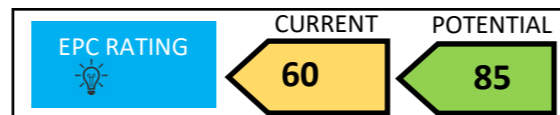
Bedroom Three 2.84m x 2.68m (9'3 x 8'8)

Bathroom 3.53m x 2.13m (11'5 x 7')

Bedroom Four 3.39m x 2.66m (11'1 x 8'7)

OUTSIDE

The garden is to the side of the property and is completely paved and offers a lovely area to enjoy al fresco dining and is very private. The garden is enclosed by fencing and walling across the rear boundary and there is also a raised flower border. A side gate opens into the driveway which leads to the parking area and Detached Double Garage 5.39m x 4.57m (17'6 x 15') Up and over metal door. Light and power. Alongside the garage is a tarmac area allowing parking for one to two vehicles.



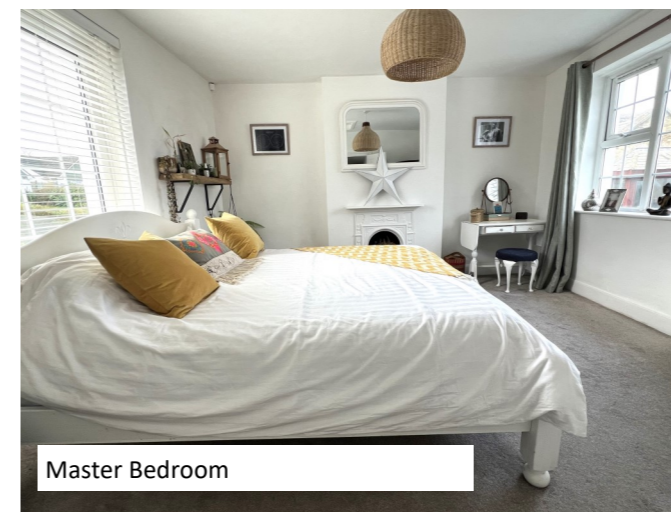
Local Authority: Torrington District Council
Council Tax Band: C £2025.22 (2023/2024)
Services: All Mains services are connected



Kitchen



Family Room



Master Bedroom



**FOUR BEDROOM HOUSE IN SOUGHT AFTER LOCATION
WITH SPACIOUS ACCOMMODATION & DOUBLE GARAGE**

The property is situated in the village of Northam which is located well to take advantage of many nearby towns and villages. The village of Westward Ho! is approximately 1 mile distance which is well known for its long sandy beach and pebble ridge as well as Northam Burrows being the home of the Royal North Devon Championship Golf Course. The town centre of Bideford is approximately two miles distance and has a further comprehensive range of shopping facilities and amenities. There are other numerous places of interest nearby including the fishing villages of Appledore and Instow, which has excellent yachting and boating facilities. The regional centre of Barnstaple is approximately ten miles distance with easy access to the North Devon Link Road giving access to the M5 at Junction 27 (Tiverton 27).

Directions

From Bideford proceed out of the town past Morrisons towards Heywood roundabout on the A39. Proceed over the roundabout, past the turning right towards Appledore and take the 2nd left into Bay View Road. Continue along Bay View Road, past the health centre, and No. 22 can be found on the right hand side prior to reaching Highfield Road.



22 Bay View Road, Northam
Bideford, North Devon, EX39 1AY



£550,000 FREEHOLD

FOR SALE - A 4 BEDROOM PROPERTY

ALL VIEWINGS

Strictly by appointment through the Sole Agents, Cowlings on 01237 423100

Out of office hours to **Hannah Gorvett** on 07746 525515 or **Claire Reed** on 07811 003358

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PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.

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4 Bedrooms
Spacious Living Accommodation
Convenient Location
Sought After Address

-  Family Room & Sitting Room
-  Kitchen /Dining Room
-  4 Bedrooms
-  Bathroom & Ground Floor Cloakroom
-  Double Garage