



22 Bay View Road
Northam | EX39 1AY

JAMES FLETCHER
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22 Bay View Road

Perfectly-positioned on Bay View Road - one of Northam's most prestigious residential locations - this beautifully presented former farmhouse commands a glorious coastal vista with far-reaching sea views, and is within walking distance of the beach. Enjoying generous and adaptable accommodation boasting space, comfort and charm, the property offers tremendous flexibility with the perfect balance of attractive character features, coupled with wonderful modern convenience. With a manageable 'sun-trap' garden, ample off-road parking and a large double garage, this impressive home is well-suited for modern family living, or the perfect relocation for those seeking a characterful home with space to entertain, close to the idyllic North Devon Coast.

The property is perfectly-placed within one of Northam's most exclusive residential locations, and is just a short walk from everything the village has to offer. 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, newsagents and a coffee shop, 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, just a short walk away. 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



THE FIRST IMPRESSION

The unassuming painted stone and classic white rendered façade gives nothing away about this captivating home - one that simply has to be seen to be appreciated.

STEP INSIDE

Stepping inside, this beautiful home opens to an inviting porch with glass double doors to the entrance hall, providing useful cloaks cupboards for coats and shoes, and seamlessly connecting the plentiful reception space. The main lounge is found at the heart of the home, and is a generous reception room enjoying an attractive fireplace housing a wood-burning stove - creating the perfect space for cosy nights in or family movie nights. At the rear of the home and adjacent to the main lounge, the kitchen/breakfast room is the perfect social space - somewhere to put the kettle on and catch up with friends. Enjoying a dual aspect, the kitchen/breakfast room is filled with natural light and is fitted with a range of work-surfaces comprising a ceramic sink and drainer unit with drawers and cupboards below, space for a large 'Range' style cooker and a built-in dishwasher, along with ample dining space and a door to outside. Off the kitchen is a useful utility and pantry, with space for a large fridge/freezer, space and plumbing for a washing machine and a tumble dryer. The ground floor accommodation continues, offering an adaptable second reception room/snug, enjoying a dual aspect and with double doors opening onto the garden - this room could be utilised as a quiet lounge/reading room, a music room or play room. In addition, there is a convenient ground floor cloakroom too, fitted with a W.C and wash basin.

Stairs rise to the first floor landing, connecting 4 well-proportioned bedrooms and the family bathroom. The main bedroom is a generous double enjoying a modest dressing area and a dual aspect, commanding glorious sea views at the rear. 3 further bedrooms offer flexibility for children, guests and home working, whilst the family bathroom is fitted with a 4-piece suite comprising a bath, separate shower, a low-level W.C and a wash basin.

In all, this captivating home is warm and welcoming, and well-positioned close to the coast.

OUTSIDE & PARKING

The property is approached from Bay View Road by a private driveway, shared with a neighbour, which leads to the parking area and the large double garage. There is also pedestrian access at the side to the garden and the rear of the home. The manageable garden is perfect for those seeking an easy space to unwind, with very little maintenance required. Enjoying a West-facing aspect, the garden is a real 'sun-trap' through the summer, and offers a level patio with raised beds for those with 'green-fingers'. Beyond the garden, there is off-road parking for 2 vehicles, whilst the garage provides excellent storage/workshop space with an up and over door.



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.



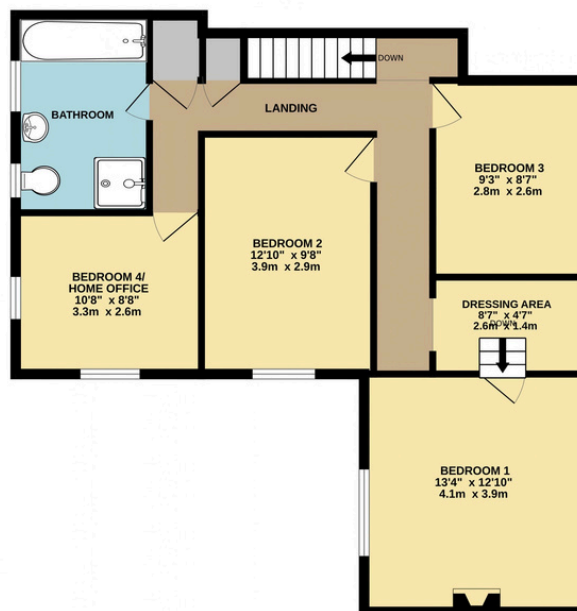




GROUND FLOOR



1ST FLOOR



22 BAY VIEW ROAD, NORTHAM, BIDEFORD, EX39 1AY

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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- **Services:** Mains Electricity, Gas, Water & Drainage
- **EPC:** C
- **Tenure:** Freehold
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - can be sold with no onward chain!

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



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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