



48a Bay View Road
Northam, Bideford, Devon EX39 1AY

Price Guide: £525,000

A splendid bay-fronted Victorian residence with beautifully presented 4-bedroom accommodation arranged over 4 floors offering some quite outstanding panoramic views over the North Devon coastline – with a wonderful rich garden and a double garage with connecting studio/office.

This is a super family home with all the modern refinements whilst preserving its period features and retaining its Victorian charm.

The village of Northam which benefits from a good range of shops catering for day to day needs, library, Junior School, Health and Dental Centres, Leisure Centre and the Burrows Country Park offers many attractive walks and stunning vistas together with Visitor's Centre. Northam is situated between Appledore, famous for its pretty winding streets and Quayside overlooking the Estuary across to Instow, with its restaurants and public houses and Westward Ho!, with its long sandy beaches and championship Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 2 miles distant



Internally...

From the front door you are greeted by a beautifully preserved tiled flooring covering the length of the hallway which has been opened to the dining room

The ground floor lends itself to modern-day family living with a lovely reception/dining room that connects with the kitchen – which is fitted with a bespoke range of solid wood units and granite marble work tops – a room for the discerning chef.

The first floor or 'piano noble' hosts the principle rooms of the house and offers a superb drawing room with a bay window looking over the local area and the coastline – a superb vantage point and a high ceiling bedroom.

The second and third floors host 3 very generous bedrooms - all with unique features and two with similar panoramic coastline views and large family bathroom. The master bedroom suite covers the entire floor space and includes a larger than average en-suite shower room.

Ground Floor

Porch
Living/Dining Room
Kitchen
WC

First Floor

Drawing Room
Bedroom 2

Second Floor

Bedroom 3
Bedroom 4
Family Bathroom

Third Floor

Master Bedroom Suite
En-suite Shower Room

Externally...

The garden is of particular note – it is situated (like all the gardens of the terrace) at the front of the house. It is a beautifully maintained lawned area with pretty borders and a stunning raised patio – which offers a simply stunning panorama of the coastline. The front and rear garden has recently been upgraded with a resin bound surface which is aesthetically pleasing and highly practical.

A real feature is the large garage – some 28 feet in total length – offering plenty of space for parking and storing. At the rear of the garage, connecting to the garden is a STUDIO/GYM space – perfect for working from home or simply some inside space overlooking the garden and the coastal views.

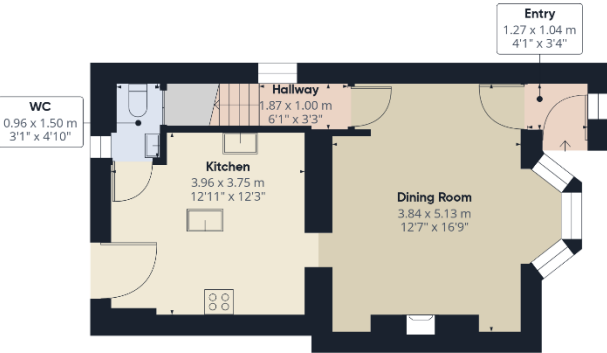
Services: All main services connected. Gas fired central heating.

Energy Performance Certificate: D

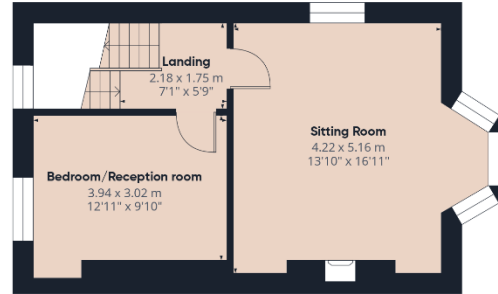
Council Tax Banding: D

Directions

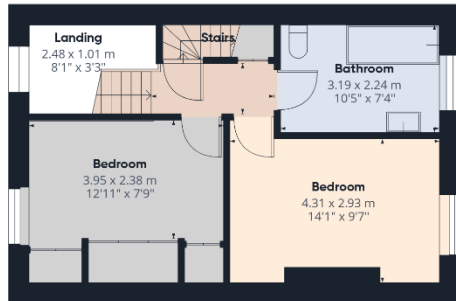
From Bideford proceed out of the town past Morrisons towards Heywood roundabout on the A39. Proceed over the roundabout, past the turning right towards Westward Ho! & Appledore and take the 2nd left into Bay View Road. Continue along Bay View Road for 200 yards and the property can be found on the right-hand side.



Floor 0 Building 1



Floor 1 Building 1



Floor 3 Building 1



Approximate total area⁽¹⁾

151.2 m²
1628 ft²

Reduced headroom

4.9 m²
53 ft²

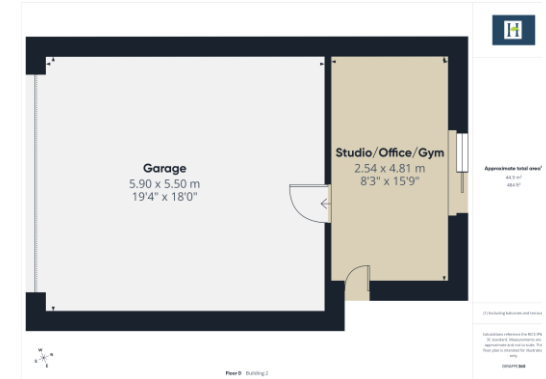
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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