

16 Lundy View

Northam, Bideford, Devon EX39 1BE

Guide Price

£465,000



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Spacious Three-Bedroom Bungalow With Spectacular Coastal Views

16 Lundy View, Northam, Bideford, EX39 1BE



True to its name, Lundy View enjoys tremendous, far-reaching panoramic views from its elevated position across the coastline, stretching out to sea.

Situated on a generous plot, the property benefits from a large garden, a fantastic sun deck with beautiful views, a garage, and ample parking - there is certainly much to admire.

The property is approached via a brick-paved driveway providing parking for two to three vehicles, along with access to the garage. The front garden is low maintenance, laid with gravel and complemented by trees and benefits from a side gate leading to the rear garden.

Stepping inside, a spacious hallway provides level access throughout the bungalow with original pine flooring laid throughout the living and bedroom areas. The lounge is particularly well-proportioned, enjoying views out to sea towards Lundy Island and patio doors that lead directly out onto the sun-deck. The lounge benefits from a recently installed live flame pebble effect gas fire. This space flows seamlessly into the conservatory, creating a wonderful social and entertaining area. Perfectly positioned to take full advantage of the outlook, the conservatory offers an additional lounge or snug in which to relax and enjoy the scenery. The conservatory benefits from a large glass sliding door which offers the opportunity to close the space off from the lounge.

The kitchen features a range of built-in units including an electric oven and gas hob and ample preparation space, with potential to be opened into the lounge/diner to create an impressive open-plan living area. It overlooks the rear garden, enjoys superb views, and provides direct access onto the rear sun deck.

There are three bedrooms, all good-sized double rooms, along with a family bathroom featuring a white suite, with a shower over the bath, wash basin, and WC.

Outside is where this property truly excels. The rear sun-deck is spacious and provides ample room for al fresco dining and entertaining with friends. Enjoying sunshine for most of the day, it

also boasts fantastic, far-reaching coastal views of the Atlantic Ocean, Lundy Island, Baggly Point, Saunton, Braunton Burrows, Taw Torridge Estuary, Westward Ho! Pebble Ridge and Beach, Royal North Devon golf course and distant views of Exmoor.

The rear garden is very private, generous in size and surrounded by trees and shrubs - ideal for those with green fingers. Laid mainly to lawn and therefore relatively easy to maintain, it offers excellent potential for a greenhouse, storage sheds, and more. This space is perfect for children, grandchildren, or pets to enjoy.

Within the garden is a particularly useful concrete built storage shed, along with rear access to the garage, which benefits from an electric up and over door which can be remotely operated and both light and power.

The bungalow also offers excellent development potential with numerous properties in the immediate vicinity having already been developed. Subject to the necessary planning consents, a loft conversion could create an additional bedroom while taking full advantage of the superb sea views or the rear garden provides plenty of space to extend if desired.

SERVICES -

- Mains water and drainage.
- Gas central heating.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Location

Situated off one of Northam's most sought-after residential roads, this home offers tranquillity and privacy, yet is just a stone's throw from everything you need. The charming village of Northam is within a short walk and offers a great selection of amenities including a GP surgery, dentist, post office, mini supermarket, library, primary school, pubs, restaurants and a leisure centre.

Just a short drive (or stroll) away is Westward Ho!, home to a 3-mile sandy beach, Northam Burrows Country Park, and the Royal North Devon Golf Club - England's oldest links course. The coastal path offers breath-taking cliffside walks, perfect for nature lovers and dog owners alike. Also nearby is Appledore, a charming fishing village which is renowned for its historic quay and cobbled streets offering an excellent range of local amenities and across the river is Instow, known for its family and dog-friendly beach and range of restaurants – perfect for a day out.

The nearby port and market town of Bideford is just 2 miles away and offers a wider range of amenities including five supermarkets and schooling for all ages (public and private). The regional centre of Barnstaple is approximately 9.5 miles away and offers the areas main business, shopping and commercial venues. Barnstaple benefits from a train station and good road access via the link road to the M5 motorway network (Junction 27).

VIEWING

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



DIRECTIONS

From Bideford town centre, head north towards the A39 (Atlantic Highway). At the Heywood Roundabout, take the second exit following signs for Northam. Continue along this road for approximately 0.2 miles before turning left into Bay View Road. Follow Bay View Road and then turn right into Lundy View. Proceed downhill for a short distance, where number 16 will be found on the right-hand side. For precise navigation, the free what3words app can be used to pinpoint the entrance: [///window.curving.giving](https://www.what3words.com/).

Storm Porch

Hallway

Lounge 5.85 x 4.15 (max) (19'2" x 13'7" (max))

Kitchen 3.20 x 2.55 (10'5" x 8'4")

Conservatory 2.70 x 2.68 (8'10" x 8'9")

Bedroom 1 3.82 x 3.03 (12'6" x 9'11")

Bedroom 2 3.03 x 2.78 (9'11" x 9'1")

Bedroom 3 2.89 x 2.27 (9'5" x 7'5")

Bathroom 1.89 x 1.78 (6'2" x 5'10")

Garage

Block Built Outbuilding





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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