11 Bay View Court

Northam, Bideford, Devon, EX39 1TJ

Offers In Excess Of

£450,000



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PHILLIPS SMITH & DUNN







A Fantastic Four-Bedroom Family Home Close To Northam Village

11 Bay View Court, Northam, Bideford, Devon, EX39 1TJ



Situated within a quiet cul-de-sac and just a short walk from the centre of Northam village, this individually designed and substantially built four-bedroom detached home offers exceptional space for family living.

Accessed via a gated entrance with ample off-road parking and a double integrated garage, the property has been lovingly enjoyed by the current owners for the past 18 years. Designed with both comfort and practicality in mind, the home also benefits from a delightful rear sun room and a beautifully maintained south-facing garden.

The welcoming entrance porch opens into a spacious reception hall, setting the tone for the generous accommodation throughout. From here, there is access to all principal rooms, a useful ground-floor cloakroom, and stairs rising to the first floor.

The impressive living room is warm and inviting, centred around a coal-effect gas fireplace with an attractive stained-glass feature window above. Sliding doors lead through to the rear sun room, creating a wonderful additional seating area with direct access to the garden, while French doors connect seamlessly to the dining room, making the layout ideal for entertaining and family gatherings.

The dining room flows naturally into the well-equipped kitchen, which is fitted with a range of base and eye-level units providing excellent storage. Features include a 1.5 stainless steel sink unit, a double eye-level electric oven, integrated microwave and fridge, together with a four-ring gas hob and extractor hood above.

Adjoining the kitchen is a practical utility room with additional storage, plumbing for appliances, space for a tumble dryer and freezer, and internal access to the double garage.

Also located on the ground floor is a versatile study, ideal for those working from home, although equally suited as a fourth bedroom, hobby room, or snug, depending on individual requirements.

On the first floor, a striking stained-glass window fills the landing with natural light. There are three generous double bedrooms, all benefiting from built-in wardrobes. The second bedroom enjoys far-reaching sea glimpses, while the spacious principal bedroom features its own private en-suite shower room.

Completing the accommodation is a well-appointed family bathroom fitted with a four-piece suite comprising a WC, wash hand basin, corner bath, and separate shower.

Externally, the property continues to impress. To the front, the gated driveway is bordered by mature shrubs and provides parking for several vehicles in addition to the double garage. The enclosed south-facing rear garden has been thoughtfully landscaped with a variety of established plants and seating areas, offering the perfect setting for outdoor dining, entertaining, or simply relaxing in the sunshine.





Entrance Porch

Spacious Hallway 4.98m x 2.82m (16'4" x 9'3")

Lounge 5.08m x 3.76m (16'7" x 12'4")

Dining Room 4.14m x 2.67m (13'6" x 8'9")

Sun Room 3.23m x 2.2m (10'7" x 7'2")

Kitchen 4.14m x 2.84m (13'6" x 9'3")

Utility Room 4.14m x 2.24m (13'6" x 7'4")

First Floor

Bedroom 1 4.4m x 4m (14'5" x 13'1")

Ensuite 2.26m x 2.3m (7'4" x 7'6")

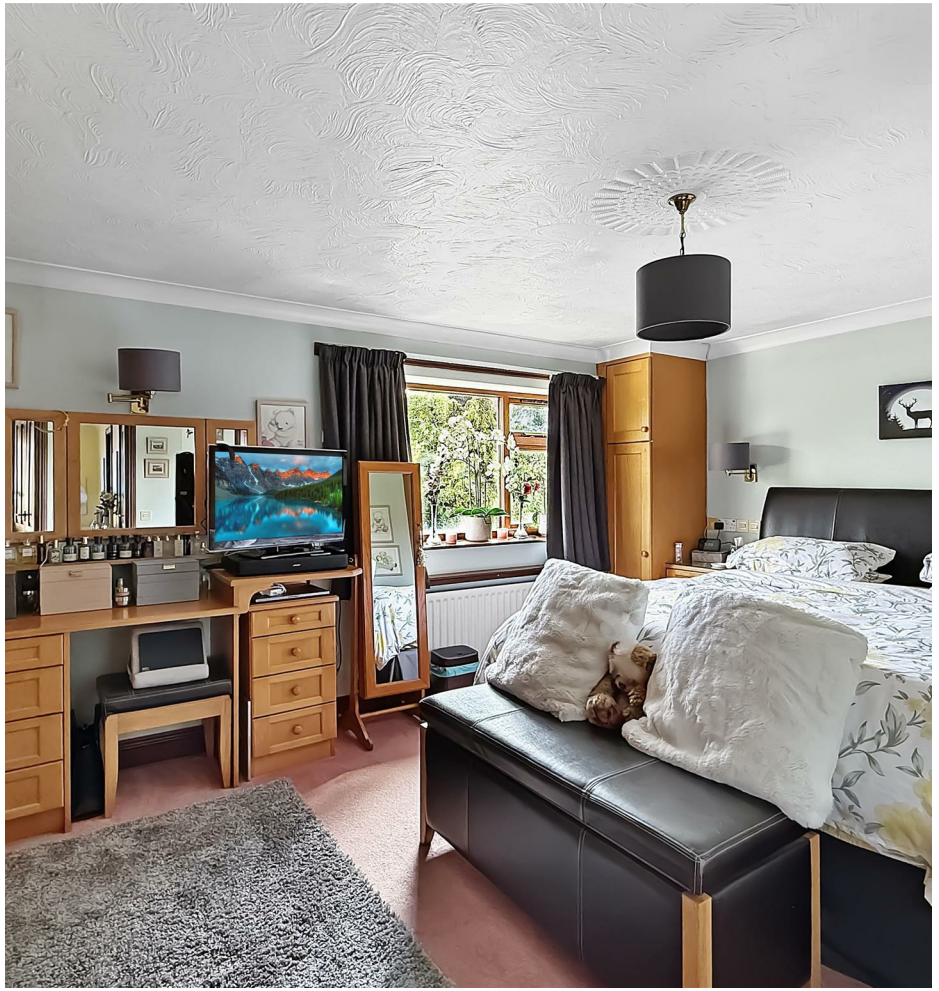
Bedroom 2 4.45m x 3.56m (14'7" x 11'8")

Bedroom 3 3.73m x 4.32m (12'2" x 14'2")

Family Bathroom 3.18m x 2.34m (10'5" x 7'8")

Bedroom 4 / Study 3.56m x 2.2m (11'8" x 7'2")

Garage 5.3m x 4.9m



VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford
office- 01237 879797









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 features a great selection of amenities: a post office, mini supermarket, library, health and dental centres, primary school, pubs, and restaurants.

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 breathtaking cliffside walks, perfect for nature lovers and dog owners alike.

Nearby Bideford and Barnstaple provide even more shopping, schools, and services, with excellent transport links via the A361 and the Tarka Rail Line.

SERVICES - All mains connected.
EPC: C
Council Tax: E
Estimated Rental Income: £1300 - £1400



DIRECTIONS

From Bideford Quay proceed past Morrison's supermarket and continue to the Heywood Road roundabout at the junction of the A39. Continue straight across following signs for Northam and Westward Ho!, then take the second turning on the left into Bay View Road. Turn immediately left again into Bay View Court, where the property will be found towards the end of the cul-de-sac.



VIEWING

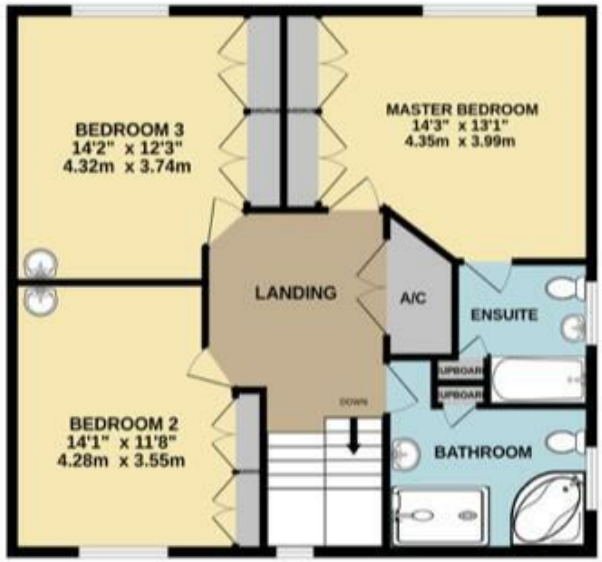
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GROUND FLOOR
1167 sq.ft. (108.5 sq.m.) approx.

1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.





TOTAL FLOOR AREA : 2021 sq.ft. (187.8 sq.m.) approx.

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

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