



48A Bay View Road, Northam, Bideford, EX39 1AY

Asking Price £595,000

- Beautiful four-bedroom Victorian residence
- Located in a sought-after coastal position
- Double garage and separate studio
- Stunning panoramic views across the North Devon coastline
- Beautifully preserved period features throughout
- Easy access to amenities, coastal walks and Northam Burrows
- Characterful reception rooms featuring attractive fireplaces
- Delightful front garden and raised patio terrace with far-reaching sea views

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This beautiful four-bedroom Victorian residence offers well-presented and versatile accommodation arranged over four floors, enjoying outstanding panoramic views across the North Devon coastline. Occupying a highly desirable coastal position, the property combines period charm with generous living space, with large windows allowing natural light to flood the interiors while perfectly framing the stunning sea views. To the front of the house is a delightful garden and raised patio terrace, ideally positioned to take full advantage of the far-reaching coastal outlook—perfect for outdoor dining, entertaining, or simply taking in the scenery. The property also features a double garage and separate studio, providing excellent flexibility for a variety of uses including a home office, creative space, or guest accommodation. Situated within easy reach of the beach, scenic coastal walks and local amenities, this attractive home offers a wonderful opportunity to enjoy coastal living in a sought-after North Devon location, combining character, views and versatile living.



Council Tax Band: D



LOCATION

Situated in an elevated and highly desirable position, Bay View Road in Northam enjoys stunning coastal surroundings and easy access to some of North Devon's most beautiful beaches and coastal walks. The property is ideally located just a short distance from the golden sands of Westward Ho!, well known for its two miles of beach, popular surf, and dramatic coastline. The nearby village of Northam offers a range of everyday amenities including local shops, cafés, pubs, schools and healthcare facilities, while the historic port town of Bideford is only a short drive away, providing a wider selection of shopping, dining and leisure facilities. The area is renowned for its natural beauty, with Northam Burrows Country Park and the South West Coast Path close by, offering wonderful opportunities for walking, cycling and enjoying the spectacular coastal scenery. This sought-after coastal location combines a relaxed seaside lifestyle with convenient access to local amenities, making it an ideal setting for both permanent living or a second home retreat.

Porch

Dining Room

Kitchen

13'1" x 12'3"

First Floor

Snug

16'11" x 13'11"

Lounge

10'7" x 13'0"

Second Floor

Bedroom 3

13'1" x 7'10"

Bedroom 4

14'1" x 9'7"

Bathroom

10'7" x 7'4"

Third Floor

Master Bedroom

21'7" x 16'5" narrowing to 10'10"

En-Suite

10'5" x 9'1"

Outside

Double Garage

19'1" x 17'4"

Studio

8'3" x 15'11"

Services

All mains services connected. Gas fired central heating.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1000 Mbps. Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.



Directions

From Bideford proceed out of the town past Morrisons towards Heywood roundabout on the A39. Proceed over the roundabout, towards Westward Ho! 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.



Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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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