



6 ESTUARY VIEW,
NORTHAM, BIDEFORD, DEVON, EX39 1XZ

£475,000

Positioned in one of Northam's most desirable locations, this spacious and versatile three-bedroom detached home enjoys stunning far-reaching views of the sea and estuary from all rear-facing rooms. Offering generous accommodation arranged over two floors, this property presents an exciting opportunity for buyers to modernise and create a spectacular coastal home.

Upon entering, you're welcomed into a bright entrance hallway, thoughtfully designed as part of the upside-down layout to maximize the stunning views from the ground floor. This level features a generously sized bedroom with an en-suite shower room, along with an impressive lounge/dining area that spans the full width of the property at the rear - perfectly positioned to take in the breathtaking scenery. Patio doors open onto a balcony, offering an ideal spot for morning coffee or evening relaxation. The kitchen is conveniently located on this floor as well, making it well placed to serve the dining area. Off the hallway, you'll also find a handy cloakroom and internal access to the integral garage, which includes a utility area and workshop space - ideal for storage or hobbies.

Stairs lead down to the lower ground floor, where you'll find two further spacious double bedrooms as well as the main family bathroom. Both bedrooms have been thoughtfully adapted to incorporate the void area providing an additional occasional bedroom/study or hobbies room, and the other currently used as a large dressing room. The master suite also boasts its own en-suite shower room for added convenience as well as doors to the garden.





OUTSIDE

To the front of the property there is an area of lawn as well as a driveway providing off road parking for 2-3 vehicles leading to the garage with electric up and over door. Accessed from the lower level or via a side path, the fully enclosed rear garden offers a private retreat with a mix of lawn, patio seating areas, and an array of mature plants, trees, and shrubs – ideal for outdoor entertaining or simply enjoying the tranquil setting.

Just a level walk from the beautiful Northam Burrows Country Park and within easy reach of Westward Ho! beach, this home combines an exceptional location with the scope to enhance and personalise throughout. Early viewing is highly recommended to fully appreciate the space, potential, and enviable views this unique property offers.

NEED TO KNOW

Services: All mains services are connected.

Energy Performance Certificate: TBC

Council Tax: Band E (£3,055.92per annum)

WHAT3WORDS: cubic.orders.sobered





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