



30 HIGHFIELD  
NORTHAM, BIDEFORD, DEVON, EX39 1BB

£650,000



Positioned in the desirable setting of Highfield, located just off the highly sought-after Bay View Road, this exceptional three-bedroom detached residence has been extensively extended and thoughtfully renovated in recent years to create a stylish, contemporary, and highly adaptable split-level home.

Offering a superb blend of modern design, generous living spaces, and coastal appeal, the property is ideally suited to buyers seeking comfort, flexibility, and an enviable residential location.

The ground floor features a beautifully presented sitting room, enjoying a dual aspect over the gardens and centred around an inviting wood-burning stove, creating a warm and welcoming atmosphere throughout the year.

The modern kitchen-dining room forms the sociable heart of the home, enhanced by underfloor heating and a striking vaulted ceiling above the dining area.

French doors open directly to the rear garden, allowing natural light to flood the space and offering an effortless transition for indoor-outdoor living and entertaining.

Ascending to the first floor, a superb living room takes full advantage of the property's elevated position and coastal outlook. French doors open to a Juliet balcony, inviting in fresh sea air, while a second wood-burning stove adds charm and comfort - perfect for unwinding and enjoying the views.

The newly created master suite also benefits from underfloor heating, providing a luxurious private retreat with the benefit of a stylish en-suite shower room and direct access to the gardens via French doors.

Bedrooms two and three are both well-proportioned double rooms, each thoughtfully designed and served by a well-appointed family bathroom, ensuring comfort and practicality for family members or guests.







Outside, the property enjoys landscaped gardens to the side and rear, offering a delightful and private environment for relaxation or outdoor entertaining. A garage, carport, and generous driveway provide excellent parking and storage.

For those wishing to further enhance the accommodation, there is scope to extend the property on the southern elevation. Planning permission had previously been granted to incorporate the garage and carport into the main accommodation with an extension above (Planning Ref: 1/0537/2022), presenting an exciting opportunity for future development.

### LOCATION

The golden sands of Westward Ho! beach just moments away - perfect for swimming, paddleboarding, surfing, or simply enjoying long walks along the shore. Golf enthusiasts will appreciate close proximity to the historic Royal North Devon Golf Club, while a vibrant selection of seaside bars, cafés and restaurants provides plenty of choice for relaxed dining and socialising.

The renowned South West Coast Path is easily accessible, offering miles of breathtaking walks along dramatic clifftops and unspoilt coastline.

***Combining contemporary living, adaptable spaces, coastal charm, and a prime position just off Bay View Road, 30 Highfield stands as an exceptional residence perfectly suited to a wide range of lifestyles.***

### NEED TO KNOW

Services: All mains services are connected.  
Energy Performance Certificate (EPC): C (70)  
Council Tax: BAND C (£2,222.49 per annum)

**What3Words:** regard.voice.moods







**24 The Quay | Bideford | Devon | EX39 2EZ**



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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