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13 Eastbourne Terrace
Westward Ho!, Bideford, EX39 1HG

Period home situated on the edge of Northam Burrows Country Park with stunning views towards the sea.

Westward Ho! Centre 0.5 miles, Bideford 2 miles, Barnstaple 9.8 miles

• Stunning Period Home • Recently Renovated • Amazing Sea Views • Sitting Room & Dining Room • Modern Kitchen • Five Bedrooms • Two Bathrooms • Garden • Off Street Parking •

Offers in excess of £365,000

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SITUATION

The property is located in the popular seaside village of Westward Ho! situated in a tucked away location on the edge of Northam Burrows Country Park, a renowned Area of Outstanding Natural Beauty. Westward Ho! benefits from a three mile long safe and sandy beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club, which is reputed to be the oldest links course in England. In addition Westward Ho! offers an excellent range of amenities including Post Office, newsagents, two small supermarkets, pubs and restaurants. The port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of amenities including various shops, banks, butchers, bakeries, cafes, places of worship, schooling for all ages (public and private) and five supermarkets. There is also access to the Tarka Trail which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple. Atlantic Village shopping outlet and retail complex is also nearby and offers a range of popular brands such as M&S, GAP and Starbucks to name a few. The regional centre of Barnstaple is approximately 9.8 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 link road, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line.

DESCRIPTION

We are delighted to offer for sale this substantial, period Victorian residence situated on the edge of Northam Burrows Country Park and backing onto Westward Ho! The property has been sympathetically restored and improved and has been

a genuine labour of love by the current owner. The renovations have been extensive and include a new roof, rewired electrics, UPVC double glazed windows and a new heating system and re-plastered throughout to name but a few. The accommodation is generous and versatile, arranged over three storeys and considered ideal as a principal residence, second home or could be used as a bed and breakfast or guest house. There are five bedrooms in total as well as two large bathrooms. There is a modern open plan style sitting room, kitchen and dining room, each with traditional wood burning stoves and modern additions such as a contemporary kitchen with island. The property enjoys fantastic sea views from the front looking over Northam Burrows, the sea and Saunton in the distance and from the rear further sea views can be enjoyed with views over Westward Ho!, Pebble Ridge and Hartland.

Externally, there is a garden to the front and a rear courtyard, as well as off street parking for up to 4 vehicles or a boat.

The accommodation, with approximate dimensions, is more clearly identified on the accompanying floorplan, but comprises in brief;

ACCOMMODATION

Entrance via a wooden front door into the entrance hall with internal glazed door, which then opens into the hallway. The open plan sitting room with large double glazed window looks out onto the garden and parking area. This stunning well-presented room has engineered solid oak flooring, ornate mantel with slate tiled hearth and wood burning stove. The hallway then leads into the kitchen area and dining room. To one side of the hallway, to the side of the kitchen, stairs rise to



the first floor with useful under stairs storage below for a fridge/freezer, coats and shoes. There is an exposed wooden beam, large window looking onto the rear courtyard and wood burning stove adding to the character. The modern fitted kitchen comprises Kenwood double gas range oven, white laminate work surfaces, high gloss black floor and wall units and a large central island with sink, storage below and breakfast bar area. The kitchen opens up into the dining area with a solid wooden stable door out to the rear courtyard with a utility area which has space and plumbing for a washing machine. Matching tiled flooring leads back through the kitchen and hallway meeting the main staircase with period wooden bannisters.

On the first floor, from the half landing, a door leads into the light and airy family bathroom with a high ceiling and low obscure windows to side. The white three piece suit comprises bath with mains shower over, sink, heated towel rail and WC along with the wall mounted gas combination boiler, providing heating and hot water for the property. This large bathroom has space for a large cabinet or dressing table or, if required, there is potential to add a separate shower cubicle. There are three bedrooms on the first floor, two of which have views across Northam Burrows and out to sea and feature cast iron fireplaces with wooden mantels. The smallest room would also make an ideal study/office with multiply plug sockets, single bedroom or nursery.

On the second floor, both bedrooms have bay windows to the front with stunning elevated views across Northam Burrows to the sea with Saunton Sands in the distance. The spacious

bathroom on this floor has a sizeable dressing area, open feature fireplace and part obscure window to rear. The bathroom suite comprises stand-alone bath with shower attachment, separate shower cubicle, WC, sink and heated towel rail.

OUTSIDE

To the front, the East facing garden and parking area is enclosed by a stone wall, hedgerow and wooden double gates. From the dropped pavement an area of stone chippings allows off street parking for up to four vehicles/ motor home/ boat. Adjoining the front of the house is a paved patio area with pergola, ideal for garden furniture and alfresco dining. To the rear, the enclosed paved courtyard has gated access to a shared pathway which has stile access to Northam Burrows.

SERVICES

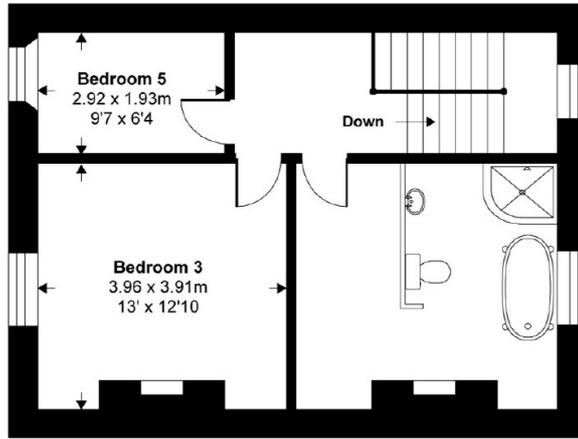
All mains services.

DIRECTIONS

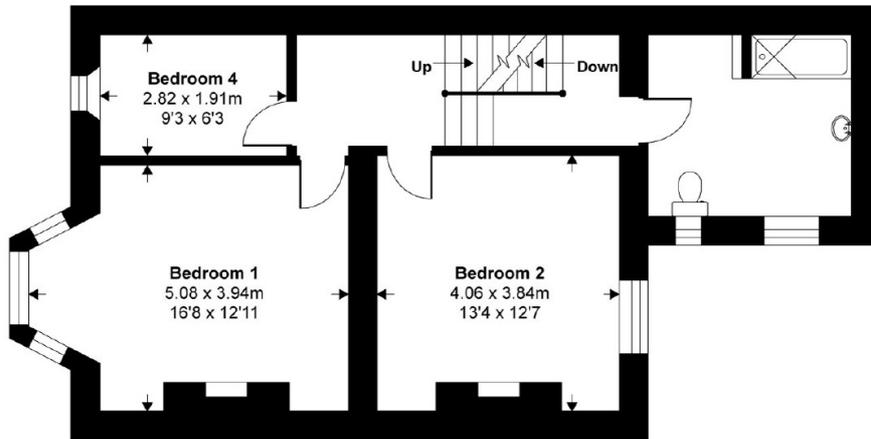
From Bideford Quay with the river Torridge on your right hand side proceed to Northam, passing Morrison's supermarket on your right hand side and Rydons garage on your left. At the Heywood roundabout, carry on straight across sign posted towards Northam and Westward Ho! Continue along this road passing the Durrant House hotel, heading down hill passing the speed camera on the left hand side. The road then drops down hill into Atlantic Way, take the second right hand turning into Beach Road and at the 'T' Junction take the turning to Golf Links Road, then immediately first left into Eastbourne Terrace. The property, with wooden gated access, can be found just before the end of the road on the left hand side.



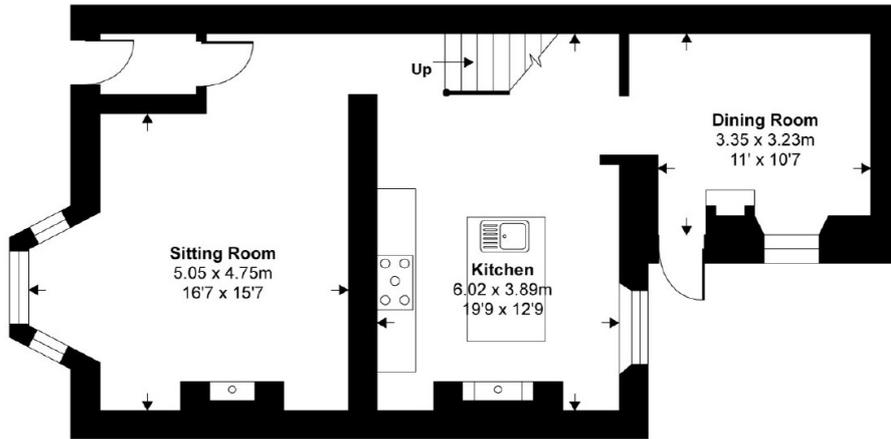
Approx. Gross Internal Floor Area
176.2 Sq Metres 1897 Sq Ft



Second Floor

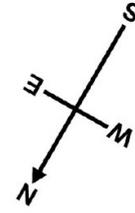


First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	