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Changing Lifestyles

54 Atlantic Way
Westward Ho
Bideford
Devon
EX39 1JG

Offers Over: £390,000 Freehold



Changing Lifestyles

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bideford@boproperty.com

54 Atlantic Way, Westward Ho, Bideford, Devon, EX39 1JG

A CAPTIVATING PROPERTY WITH BREATHTAKING SEA VIEWS



- 4 double Bedrooms
- Self-contained 1 Bedroom Annexe space
 - 2 bay fronted Living Rooms
 - Cosy Kitchen / Diner with an open fire
 - Secluded garden spaces
- Westward Ho! beach & village are just a short walk away
- This is a home where you can truly settle in & make it your own



Introducing a captivating property with breathtaking sea views, this grand double fronted period residence offers a truly enchanting experience. As you approach, a discreet and magical path branches off in 2 directions. One route leads you along the front of the house where you can admire its impressive façade. The other path guides you through the picturesque garden to the rear of the property.

Inside, the house has an artistic rustic style, showcasing high ceilings towering above beautiful wooden floors. Two bay fronted Living Rooms and a cosy Kitchen / Diner with an inviting open fire creates a warm and welcoming atmosphere, perfect for winter evenings.

The Ground Floor boasts a self-contained Annexe space with a shower, offering the ideal opportunity for generating extra income or providing a haven for a family member seeking their own space and independence.



Upstairs, 4 generous double Bedrooms await, accompanied by a well-appointed Bathroom and separate Cloakroom. The front-facing windows frame mesmerizing sea views whilst the rear windows offer peaceful vistas of the surrounding trees.

The garden is a sanctuary of tranquillity providing various secluded spaces where you can unwind and relax in complete privacy. Just a short walk away, the renowned Westward Ho beach beckons - allowing you to enjoy the best of coastal living.

This property could be considered a partial project but it is a home where you can truly settle in and make it your own.

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Westward Ho! is a village, lying north of Bideford and west of Appledore. There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach. Originally called Bideford Quay, it was named Westward Ho! after Charles Kingsley's book of the same name. Nowadays, it's a bold mix of the old and the modern. It's a popular spot with families that return year on year. Surfers and horse riders love the long sandy beach.

Local amenities include newsagents, mini supermarkets, take-aways and a post office. There's also a primary school, health and dental centre and a number of churches in the area. Northam also has a decent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Bideford and Abbotsham on your doorstep with their cornucopia of restaurants and pubs.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Bideford, Braunton, Croyde and Ilfracombe.



Internal Description

ABOUT THE LIFESTYLE THIS PROPERTY OFFERS

This house affords plenty of options when it comes to lifestyle. The size and versatility of the house could suit family life or provide a space for couples with hobbies that require spare rooms. On the Ground Floor is a small Annexe comprising of a Bedroom / Living Room with its own shower, Kitchenette and garden area. This space could be an income generator if let out and could surely hugely lighten the load of any potential mortgage.

ABOUT 54 ATLANTIC WAY

GROUND FLOOR

A large Entrance Porch with space for coats and shoes opens to a highly impressive Entrance Hall which has wonderful period features such as a wooden floor and an attractive arch and wooden stairs to the First Floor. There is a large wooden storage cupboard in the Entrance Hall that has previously housed the washing machine and tumble dryer and are equipped to do so again if required. Two wonderful Living Rooms flank each side of the Entrance Hall and both have bay windows overlooking the property front towards the sea beyond. The ceiling height in these rooms adds to the sense of space and both rooms are beautifully presented in a vintage artistic style. Wooden floorboards run throughout and period features abound which include picture rails, fireplaces and corniced ceilings. Light floods both rooms and there is a particularly homely feel about the space. The Kitchen is a

charming room with plenty of space for preparing food and storing pots and pans. It, again, has a high ceiling with down lights. There's an open fireplace which is used in the winter, giving the room a warm country cottage feel. To the rear of the house is a Cloakroom and an opening leads through to a Bedroom that has recently been used to house a lodger for 7 years and could again serve this purpose or might work as an Airbnb, or for a relative on an Annexe basis. The Bedroom here is a generous room with a lovely feature fireplace and a nicely screened shower enclosure. A glazed door then leads through to a Kitchenette which has space and plumbing for a washing machine and a sink. There is a glazed door which gives access to a private courtyard - ideal as a garden for the Annexe. It's a nice private space to sit out and relax.

FIRST FLOOR

Heading upstairs, there is a wonderful period window that stretches to a great height. There is access to a Cloakroom and steps lead up to a wide open Landing that has plenty of room to be a reading area or display area. There is a hatch to the loft. Branching off from this are the 4 main Bedrooms as well as a spacious and attractive Bathroom that has a roll top bath, and tucked away in the corner is the gas fired combination boiler. The 2 Bedrooms to the front of the house have dramatic sea views, feature fireplaces, and a true abundance of natural light. The 2 Bedrooms to the rear of the house are of an impressive size and, again, have feature fireplaces and look out via sash windows over the charming woodland behind.

OUTSIDE

The Grove is approached by a wooden gate giving access from Atlantic Way. Steps lead up to the property branching off in 2 directions. In 1 direction, a brick-paved pathway leads across the front of the house to the front door. There is space out here to sit and relax and it has to be said that The Grove has tremendous kerb appeal. The other way leads to a further wooden gate where a gravel pathway will lead you along the side of the house, passing a chicken hutch, a wonderful private seating area and a large storage shed along the way. As you near the house you'll see a fish pond and leading down one side of the house are 2 further seating areas which, again, have a great degree of privacy and provide wonderful spots to sit out and relax and have a morning tea and coffee. A pathway leads around behind the house to the courtyard garden which belongs to the Annexe. It provides a quiet space for the occupant of the Annexe of the house to sit and relax.

WHAT THE CURRENT OWNERS SAY ABOUT THE HOUSE

Number 54 has provided a great home in which to bring up their sons. They feel the location has had a very positive influence on their son's lives keeping them out of trouble and fostering an interest in nature and surfing. You can look out the window to check the surf. The privacy of the house and gardens provides a great escape from the world especially in the summertime when the area can

become busy with visitors. They also love all the original period features that remain in place.

WHAT ARE THE OWNER'S PLANS?

They are looking to downsize in the local area.

ABOUT THE AREA

This house has great sea views and Westward Ho! village and the beach are just a short walk away.

OTHER USEFUL POINTS

The house was built somewhere around 1863.

There is on-street parking to the front of the house and, subject to planning, there may be scope to build a Garage.

The boiler is 3 years old and is serviced regularly.

The neighbours have the right of occasional access across the garden to the rear of their property. They always ask for permission before using this right.

COUNCIL TAX BAND

C - Torridge District Council



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Directions

From Bideford proceed towards Northam bypassing the village on your right hand side. Follow the road as it leads directly onto Atlantic Way. Follow the road for a short while passing the turning to Broomhayes on your left. Number 54 will be found on your left hand side at the end of a raised terrace.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

