



## Namaste Buckleigh Road, Westward Ho, Bideford, Devon, EX39 3PU

Guide Price £550,000

- Self Contained Successful Holiday Let
- Spacious Family Home
- Private Rear Garden
- Motivated Sellers!
- Period Property
- Stones Throw From Westward Ho!
- Character Features
- Must See



# Namaste Buckleigh Road, Bideford EX39 3PU

\*\*\*\*\* MAIN RESIDENCE + SUCCESSFUL SELF-CONTAINED HOLIDAY COTTAGE \*\*\*\*\*

Situated in the sought after area of Westward Ho! Namaste is an impressive, Victorian family home, with a wealth of character throughout. Boasting a charming original open fireplace, a well-equipped kitchen with decorative Aga and generous accommodation throughout. In addition, the home benefits from a popular, well-established self-contained holiday cottage within the grounds. The holiday cottage is currently being let out by award winning agents [Holidaycottages.co.uk](http://Holidaycottages.co.uk) on a successful basis, could alternatively be utilised for dependent relatives. The property's delightful rear garden provides a tranquil retreat for relaxation and outdoor entertainment. In addition, the property is conveniently located just a short distance from the village and its sandy beach, offering easy access to local shops, restaurants, and other amenities. This property a must see for the more discerning buyer.



Council Tax Band: D





## Porch

Welcomes you into the home. This well-lit space benefits from a durable tiled floor, making it easy to maintain and offers great cloakroom space.

## Entrance Hall

With tiled flooring, provides access to all the main living accommodation.

## Lounge

14'8" x 15'8"

A cozy and inviting space with an open fire, perfect for relaxing and spending time with family and friends. The lounge is decorated in neutral tones and features a large bay window, providing plenty of natural light.

## Kitchen

12'7" x 11'8"

A modern and spacious kitchen offering a range of well-fitted eye and hand level units, housing a sink with drainer, cooker with extractor over and separate decorative Aga. French doors give access to the rear garden.

## Dining Room

13'9" x 8'7"

This charming dining space is perfect to enjoy with family and friends and benefits from a large sash window offering an abundance of natural light.

## Cloakroom

7'8" x 7'10"

The convenient downstairs cloakroom is a practical addition and offers ample storage while comprising a low level WC and hand wash basin.

## Conservatory

14'7" x 8'5"

A peaceful and tranquil space overlooking the rear garden, perfect for relaxing and enjoying the sunshine.

## First Floor

### Bedroom Two

15'1" x 12'3"

A spacious double bedroom with a large sash window, providing plenty of natural light. The room is found to the rear of the property and features built-in wardrobes and feature fireplace.

### Bedroom Three

12'11" x 10'7"

A further spacious double bedroom, also featuring a large window overlooking the rear garden and feature fireplace.

### Bedroom Four

12'11" x 10'0"

A further double bedroom, with a feature fireplace and large window providing plenty of natural light and overlooking the front of the home.

## Bathroom

7'10" x 7'8"

A stylish bathroom, offering a modern three-piece suite comprising a bath with shower over, low level WC and hand wash basin.

## Second Floor

### Bedroom One

14'3" x 13'8"

A spacious and peaceful retreat situated on the second floor, with an en-suite bathroom and plenty of built-in storage space. The master bedroom features a large window, Velux, and a sloping ceiling, creating a cozy and comfortable space.

### Ensuite

10'11" x 6'0"

This stylish ensuite is fitted with a bath, low level WC and a hand wash basin. A Velux window allows plenty of natural light.

## Outside

This well-maintained garden is a beautiful outdoor space. It features a variety of flowering plants and shrubs and ample space for children to play. The garden provides a high degree of privacy and seclusion.

## Holiday Cottage

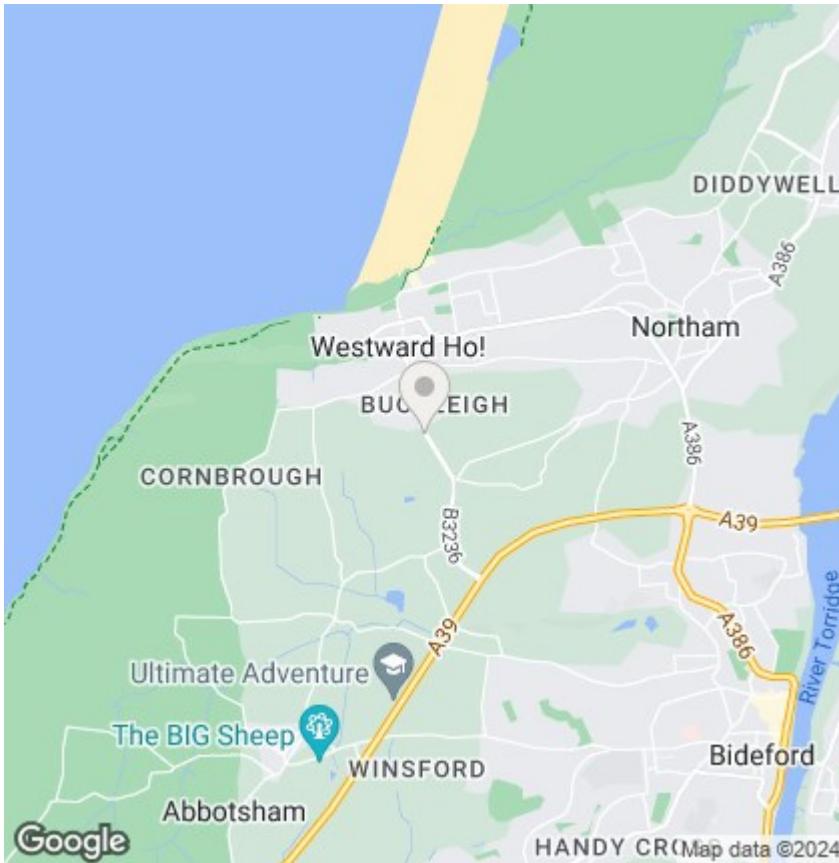
This former stables to the main home, has been tastefully renovated into The Cwtch, a popular self-contained holiday let. The Cwtch comprises an open plan living space, bedroom and private ensuite, providing complete privacy and independence from the main house.

## Services

All mains services connected. Gas central heating.


## Agents Notes

Viewings by appointment only through the selling agents, Morris and Bott, Grenville Wharf, 6A The Quay, Bideford, 01237 459998



## Directions

From our office on The Quay, continue along the A386 passing Morrisons Supermarket on your right. Proceed up the hill until reaching the Heywood Road roundabout. At the roundabout take the 1st exit onto the North Devon Link Road towards Bude, and take the first exit signed posted for Westward Ho! Continue along this road passing the welcome to Westward Ho! sign and Namaste is on the right hand side with a for sale board outside.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

GROUND FLOOR

1ST FLOOR

2ND FLOOR

