



The Cottage, 68 Atlantic Way, Westward Ho!

Price Guide £450,000

- Imposing Detached Residence
- Stunning Sea Views
- A Wealth Of Character Features
- Open-Plan Lounge/Diner
- Successful Holiday Let
- Panoramic Coastal Vista
- Spacious Accommodation
- Kitchen/Breakfast Room
- Off-Road Parking & Garage
- No Onward Chain

68 Atlantic Way, Nr Bideford EX39 1JG

Commanding an elevated position within the ever-popular coastal resort of Westward Ho!, this imposing 4 bedroom detached house boasts a stunning panoramic vista of the sea from Hartland to Baggy Point and out to Lundy Island in the distance. Offering spacious and well-planned accommodation with a wealth of character features, the property also provides ample off-road parking, a single garage and a delightful terrace to the front taking full advantage of the view. Previously run as a successful holiday let, this opportunity would suit those seeking the same or alternatively, a charming property for full-time occupation.



Council Tax Band:



INTRODUCTION

Commanding an elevated position within the ever-popular coastal resort of Westward Ho!, this imposing 4 bedroom detached house boasts a stunning panoramic vista of the sea from Hartland to Baggy Point and out to Lundy Island in the distance. Offering spacious and well-planned accommodation with a wealth of character features, the property also provides ample off-road parking, a single garage and a delightful terrace to the front taking full advantage of the view. Currently run as a successful holiday let, this opportunity would suit those seeking the same or alternatively, a charming property for full-time occupation.

SITUATION

The seaside resort of Westward Ho! boasts a glorious stretch of golden sand which is considered a mecca for water and wind sports enthusiasts. The village also caters well for its residents providing a number of local shops and stores and a selection of public houses and restaurants. Within easy reach are the popular villages of Appledore and Instow, both just a short drive away and each providing a plethora of local shops, restaurants and bistros. Barnstaple, the regional centre of North Devon, is approximately 10 miles distant and provides high street shopping, the Tarka Rail Line to Exeter in the South and a convenient route to the M5 motorway via the North Devon Link Road.

ENTRANCE HALL

This inviting space welcomes you into the home and provides stairs to the first floor.

LOUNGE

11'10" x 11'9"

Found at the front of the property, this comfortable reception room boasts a large bay window framing the panoramic views across the bay, exposed wood floor and a multi-fuel burner.

DINING ROOM

18'7" x 11'8"

Accessed from the main hallway or by sliding doors from the lounge, this additional reception area offers further space to unwind and offers an attractive feature fireplace.

KITCHEN/BREAKFAST ROOM

17'7" x 9'7"

Fitted with a range of work surfaces comprising a stainless steel 1 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall units over, inset gas hob with built-in oven below and extractor over, space and plumbing for both a dishwasher and washing machine, ample breakfast/informal dining area.

GROUND FLOOR SHOWER ROOM

8'3" x 5'11"

Fitted with a large shower cubicle with rainfall overhead shower and separate handheld shower attachment, low-level W.C and wash hand basin.

FIRST FLOOR

Landing with stairs to the second floor.

BEDROOM ONE

18'8" x 11'3"

This generous master bedroom enjoys a dual aspect with a

large bay window making the most of the sea views and is equipped with a shower which could be easily converted to a conventional en-suite.

BEDROOM TWO

12'2" x 9'5"

A further double bedroom at the rear of the property offering a dual aspect.

BATHROOM

8'11" x 8'2"

Well-fitted with a white suite comprising a panelled bath with rainfall overhead shower and separate handheld shower attachment, low-level W.C and wash hand basin with vanity unit below, chrome heated towel rail and useful linen cupboard.

SECOND FLOOR

BEDROOM THREE

10'4" x 8'11"

A comfortable double bedroom currently arranged as a twin overlooking the village and on to the sea with some restricted head-height and useful eaves storage.

BEDROOM FOUR

11'10" x 10'4"

A further double bedroom arranged as a twin found at the rear of the property with some restricted head-height and useful eaves storage.

OUTSIDE

The property is approached providing ample off-road parking along with a single garage and steps to the front door. At the front of the property is a thoughtfully created terrace taking full advantage of the coastal vista and sea view whilst to the rear is a mature garden in need of cultivation.

SERVICES

All mains connected.

HOLIDAY LETTING

This cottage is currently successfully being holiday let. For information on how the property has performed over previous seasons, contact the Morris and Bott team.

VIEWING

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998

DIRECTIONS

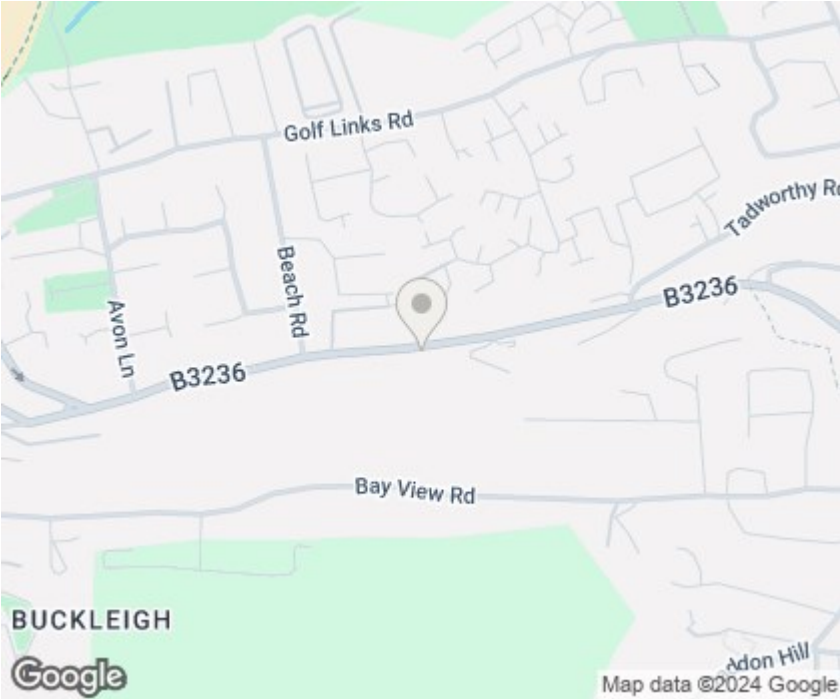
From our office on Bideford Quay, proceed towards Northam. Continue straight over Heywood roundabout towards Northam. Proceed without deviation for approximately 1 mile. Continue down the hill into Atlantic Way as the road bears left. Continue a short distance and will be found on the left hand side.


AGENTS NOTE

Japanese knotweed has been identified on or near this property. While measures have been taken to manage it, further treatment may be needed. Buyers are advised to seek professional advice regarding its impact and ongoing management.

Directions

From our office on Bideford Quay head North towards Northam and Westward Ho!. Continue straight over Heywood roundabout and proceed without deviation for approximately 1 mile. Continue down the hill as the road bears left into Westward Ho! and onto Atlantic Way. The property will be found after a short distance on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is made.