



Surf Wood Cottage

20a Eastbourne Terrace | Westward Ho! | EX39 1HG

JAMES FLETCHER

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SURF WOOD COTTAGE

Perfectly-positioned just footsteps from the glorious sandy beach at Westward Ho! and within walking distance of the village, Surf Wood Cottage is an attractive 3/4 bedroom detached home by the sea. Hidden behind a gated entrance and immaculately presented throughout, the property offers well-planned and adaptable accommodation along with ample off-road parking and manageable gardens at the front and rear. With direct access onto Northam Burrows Country Park at the end of the road, this exclusive residence is perfect for those seeking an individual home in the village to relocate, downsize or enjoy as a holiday retreat on the North Devon coast.

Positioned within this much sought-after location just metres from Northam Burrows Country Park (a UNESCO world heritage site), with direct access at the bottom of Eastbourne Terrace and just a short stroll to the beach, the property offers easy access to everything the village has to offer. Westward Ho!, named after the famous novel by Charles Kingsley, stands as a unique seaside village on the North Devon coast. Renowned for its expansive sandy beach stretching for over two miles and backed by the pebble ridge, it is regularly awarded "blue flag" status and is a haven for families, surfers and holiday makers alike. The village offers local shops and convenience stores along with a number of café's, pubs and restaurants and The Royal North Devon Golf Course nearby. With stunning coastal walks, panoramic views, and a vibrant atmosphere, Westward Ho! is one of North Devon's choice coastal locations along with the nearby villages of Appledore, offering a rich maritime history, and Instow, a popular tourist hotspot.

The port town of Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South.

The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE
REF: JF0919**



STEP INSIDE

Beyond the attractive stone façade, this immaculate home opens to a welcoming entrance hall, inviting you into the home and providing stairs to the first floor along with a convenient cloakroom, fitted with a low-level W.C and wash basin. The hallway flows seamlessly to the dual aspect kitchen/diner/family room, overlooking the front and with sliding doors to the rear garden. The kitchen is stylishly-fitted with a range of granite work surfaces comprising an inset sink and drainer with drawers and cupboards below and matching wall-units over, integrated appliances including an oven and gas hob with extractor over, fridge/freezer, dishwasher and washer/dryer, space for an additional fridge/freezer and ample dining space opening onto the garden. At the front of the home is a comfortable lounge, the perfect place to unwind in the evening as the sun sets, whilst to the rear is a multi-purpose snug/home office also with sliding doors to the garden. This space could also be used as an occasional guest bedroom.

Stairs to the first floor open to a spacious landing, leading to 3 bedrooms and the family bathroom. The main bedroom is a large double with ample space for wardrobes & furniture and enjoying a dual aspect with a Velux window at the rear opening to reveal a view over The Burrows. In addition, this room also enjoys an ensuite, fitted with a shower and wash basin. The larger of the two further bedrooms is found at the front of the home with a feature window overlooking the front, whilst the 3rd bedroom is found at the rear and could also make for a dressing room. The family bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C and a wash basin with vanity unit below.

Thoughtfully constructed circa 2012, the property is "A" rated and offers easy to run accommodation, also boasting Solar Panels, with the homeowner enjoying reduced energy rates and periodic payments from the "feed-in" tariff.

OUTSIDE & PARKING

The property is approached at the front by a gated entrance with an attractive brick-paved driveway providing ample off-road parking. The front garden enjoys an area of artificial grass and a seating area, taking full advantage of the afternoon and evening sun, along with space for a large shed and side access to the rear. The rear garden also enjoys easy maintenance with artificial grass, and chippings along with space for a large shed. This is the perfect place to enjoy morning coffee before a day at the beach. The low maintenance gardens make this the perfect "lock up and go" home for those hoping to travel or as a manageable holiday retreat.

VIEWINGS

By appointment only with the sole selling agent.





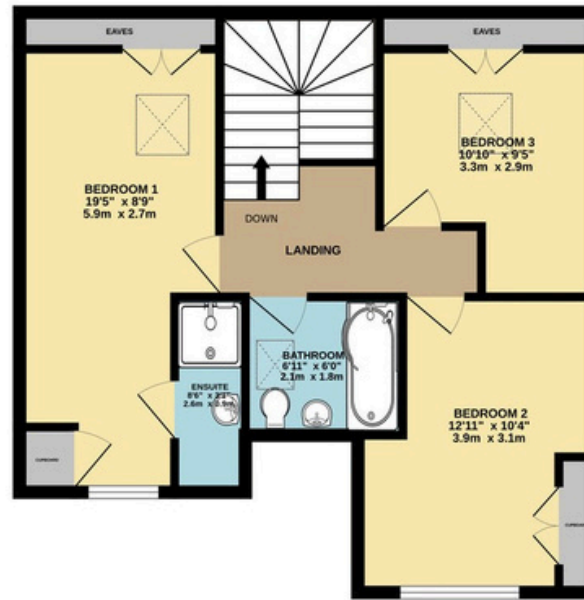


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GROUND FLOOR



1ST FLOOR



SURF WOOD COTTAGE, WESTWARD HO!

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Services:** Mains Gas, Electricity, Water & Drainage.
- **Additional Features:** "A" Rated, 15 Panel Solar Array
- **Tenure:** Freehold
- **EPC:** A
- **Council Tax:** D
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A	95 A	112 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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