



4 Aysha House

Westward Ho! | North Devon | EX39 1HH

JAMES FLETCHER

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Just a short walk from the glorious sandy beach, this beautiful Victorian home with panoramic views of the sea, occupies a generous plot and is perfectly placed within this ever-popular coastal village. The property itself is immaculately presented throughout, and boasts spacious accommodation along with attractive character features perfectly complemented by stylish modern fittings, including a recently fitted, magazine-worthy kitchen/diner. Also enjoying ample off-road parking, private enclosed gardens at the front and rear, and a single garage en-bloc, this impressive residence is perfect for growing families or those seeking a home to relocate by the sea.

A surfers paradise, the property is just a short stroll from everything the village has to offer, along with the glorious sandy beach. 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

The property opens to a spacious entrance porch and a welcoming hallway, inviting you into the home, and providing a sweeping staircase to the first floor along with a convenient ground floor cloakroom. At the front of the home is the generous sitting room enjoying an attractive open fire with a marble surround and a large bay window flooding the home with natural light, whilst to the rear, is the stylish kitchen/diner, that has been finished to a high-specification. The kitchen is fitted with a range of Quartz work surfaces comprising an inset double sink and drainer with drawers and cupboards below and matching wall-units over, space for a large "Range-style" cooker, built-in fridge/freezer and dishwasher, central island with additional storage and extended work surfaces creating a social dining space, a large bay window overlooking the garden and a door to outside. The ground floor cloakroom is fitted with a low-level W.C and wash basin.

Stairs to the first floor open to a generous landing/study area, which leads to 3 bedrooms and the family bathroom. The main bedroom is a spacious double room, found at the rear of the home and commanding glorious, panoramic views of the sea from the large bay window - perfect for checking the surf! The second bedroom is a comfortable double with built-in wardrobes, whilst the third bedroom is a large single that could also make for a home office, both of which are found at the front of the home. The family bathroom has been fitted with a four piece suite comprising a modern roll-top bath, large "walk-in" shower, low-level W.C, wash basin and heated towel rail.

In addition, there is a useful store/utility in the rear garden with space and plumbing for a large fridge/freezer, washing machine and tumble dryer.

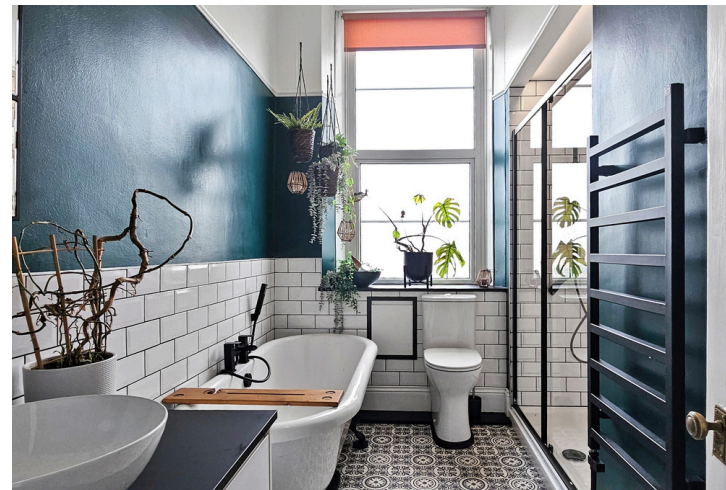
In all, this beautiful family home seamlessly combines traditional character features, such as the original stair case, high ceilings, attractive fireplace and large bay windows with a high-quality modern fittings.

OUTSIDE & PARKING

The property is approached at the front with a large, brick-paved driveway providing ample off-road parking along with a gated and enclosed front garden with a level lawn and ornamental pear tree. There is pedestrian access at the side (via a path shared with the neighbours), leading to the private and enclosed rear garden which has been recently landscaped with a level lawn and large patio area taking full advantage of the sun. Beyond the garden, with pedestrian access via the side path or vehicular access through Aysha Gardens, is a single garage en-bloc with an up and over door. This offers excellent additional storage for surfboards, bikes or classic vehicles.

VIEWINGS

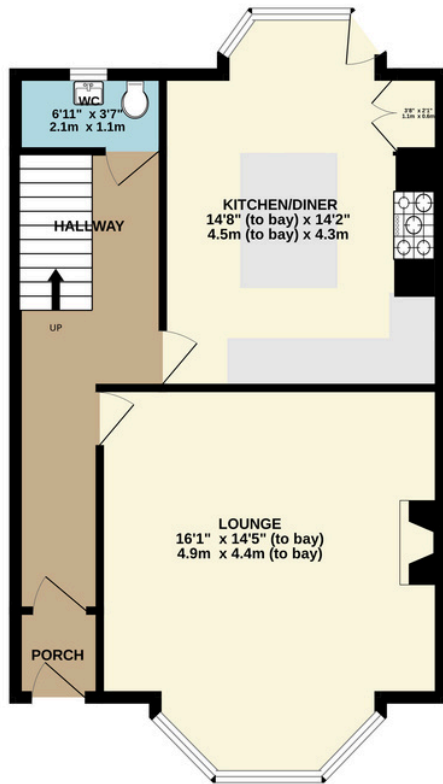
By appointment only with the sole selling agent.



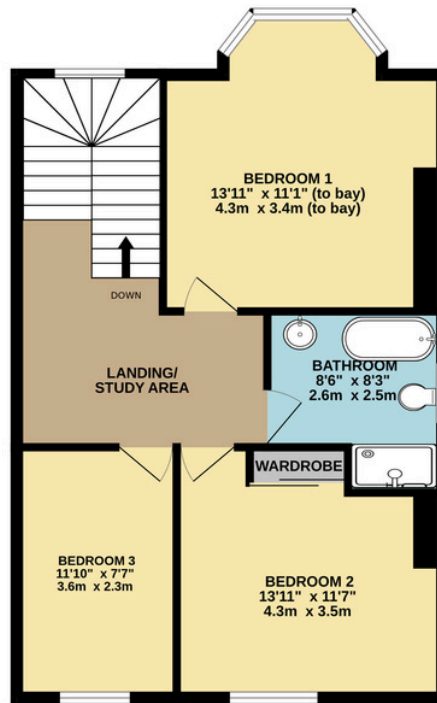




GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.3 sq.m.) approx.



AYSHA HOUSE, WESTWARD HO!

TOTAL FLOOR AREA : 1220 sq.ft. (113.3 sq.m.) approx.

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:** Kitchen (approx. 2yrs old), Boiler (<1yr old)
- **Tenure:** Freehold
- **EPC:** D
- **Council Tax:** Band A
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - They have found a home to buy!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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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