



Marina





# Marina

Westward Ho!, Devon EX39 1HH

Westward Ho! beach and amenities all within walking distance.

Detached chalet bungalow offering generous accommodation, enjoying fantastic views of Northam Burrows and the sea.

- Ideal main home, second home or holiday let
- Driveway, parking and garage
- Annexe Potential
- Walking distance to beach and village
- Freehold
- Waterside Location
- Private and generous gardens
- Spacious and versatile accommodation
- Well presented throughout
- Council Tax Band D

Offers In Excess Of £670,000

## SITUATION

Marina is situated in a front line position, set back from the road to enjoy coastal views over Northam Burrows towards Saunton and Baggy Point in the distance. Westward Ho! village is on the doorstep with its blue-flag three mile long safe and sandy beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club. In addition, there is an excellent range of amenities including pubs, cafes, two small supermarkets and diverse range of places to eat including popular Italian, Thai and Moroccan restaurants. The South West Coast Path, which affords walks with stunning vistas of the rugged North Devon coastline is also within easy reach on foot or cycling. The nearby village of Appledore has a range of amenities including a public slipway, cafes, restaurants, Post Office/ delicatessen, galleries, pubs, a hotel and a primary school.

The larger port and market town of Bideford is located just over 2 miles away and sits on the banks of the River Torridge and has a wider range of amenities. Barnstaple offers all the area's main business, motorway access, train station, shopping and commercial venues. The North Devon Link Road is easily accessible with Exeter around 32 miles away and Tiverton just 50 minutes with Tiverton Parkway offering fast service trains to London Paddington in a further 2 hours.





## DESCRIPTION

We are delighted to offer for sale, this detached, charming home located in a front line position in the popular coastal village of Westward Ho!. Believed to date back to the 1950s, this property has been recently modernised and updated throughout by the current owners and now offers extremely versatile, bright and well appointed accommodation with the potential of an annexe, ideal for a dependent relative or income potential. The property is arranged over two storeys with a large driveway, garage and sunny, rear garden. Our vendors currently use the property as their main residence, however this could be an ideal second home or successful holiday let.

## ACCOMMODATION

The accommodation comprises front door, leading into a handy cloaks area and side door into the double garage. The inner hall provides access into the spacious, open plan sitting/ dining room which enjoys triple bi-folding doors out onto the patio and garden. These doors allow light to flood through this room but also into the kitchen which has another large window to the front. The kitchen is generous in size and the breakfast bar is perfectly positioned to enjoy the front outlook. On the first floor, there are two further adaptable rooms which could suit as bedrooms or hobby room/ study, one room benefits from double doors out to the garden and a family bathroom.

A real bonus to this adaptable property is the potential to create a self-contained annexe (subject to the necessary consents). There is versatile living space, bedroom and shower room which would ideal for income potential from a small holiday let/ rental or dependant relative, if desired.

On the first floor, there are two, en-suite bedrooms. The main bedroom has a Velux Balcony System to enjoy the far reaching sea views and to allow light to fill the room.

## OUTSIDE

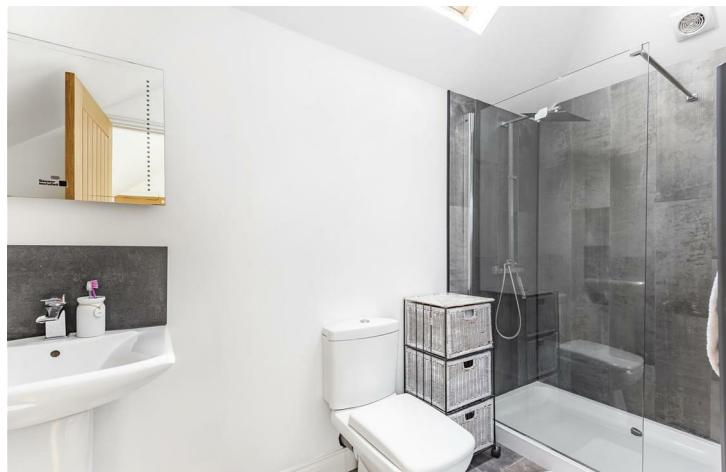
The property benefits from generous parking for around six cars and could comfortably fit a motorhome/ boat, if required. There is also an attached double garage with electric up and over door. The garage has light and power connected with plenty of space for storage. The south facing, rear gardens are delightful with plenty of patio areas, ideal for alfresco dining and entertaining. There is a good sized area of lawn which is private and enclosed.

## SERVICES

Mains water, gas and drainage. Gas central heating.

## DIRECTIONS

Following signs to Westward Ho! as the road descends downhill towards the village and you can see the coastline, take the second turning on the right into Beach Road and at the T junction turn left onto Golf Links Road. The property can be found after a short distance on the left hand side.



Approximate Area = 2259 sq ft / 209.8 sq m (includes garage)  
 Limited Use Area(s) = 392 sq ft / 36.4 sq m  
 Total = 2651 sq ft / 246.2 sq m  
 For identification only - Not to scale  
 ■ Potential Annexe



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Stags. REF: 840908

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		66	
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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