

# The Coach House, 136 Bay View Road

An individual and spacious detached house, situated in one of Northam's most sought after locations being on the seaward side of Bay View Road and enjoying superb sea views from most rooms and the garden, with gated approach, driveway and garage.

The Coach House is set on a larger than average plot enjoying, in our opinion, some of the most breath-taking views across Westward Ho! towards Lundy Island.

The property boasts ample living accommodation. The entrance is through the conservatory which has sea glimpses and access onto the private courtyard. This leads on to the entrance hallway with a cloakroom/WC and a coat cupboard. The kitchen/breakfast room has a range of base and eye level units incorporating roll edge work tops with integrated gas hob, extractor over, electric oven below and a breakfast bar. The triple aspect living room is a delightful space with sliding doors onto the garden, enjoying stunning views as well as a separate dining room, again enjoying a rear aspect window with views towards the sea. To the first floor there are four well proportioned bedrooms, the master benefiting from fitted wardrobes and an en-suite with shower cubicle, low level WC and wash hand basin. The bathroom is also on this floor with a panel bath, wash hand basin, WC and shower.

To the front of the property there is off road parking for several cars and a single garage with up and over door. Steps lead to a private courtyard and into the rear garden with some stunning coastal views across the sea towards Lundy Island and around the coast to Baggy Point. The rear garden is mainly laid to lawn with plenty of seating space on the patio and decked areas which takes advantage of the sunsets over Lundy Island. In our opinion it is rare to find a property like this and in this location as well as the property having income potential through holiday letting with a proven income of circa £70,000 per annum.

The sole selling agents advise an early viewing to avoid disappointment.



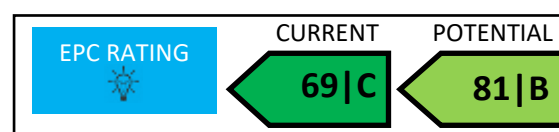
## The accommodation comprises (all measurements are approximate):

- Living Room**  
23'1" x 11'8" (7.04m x 3.56m).
- Dining Room**  
12'4" x 11'8" (3.76m x 3.56m).
- Kitchen/Breakfast Room**  
11'3" x 9'5" (3.43m x 2.87m).
- Conservatory**  
11'8" x 8'9" (3.56m x 2.67m).
- Bedroom One**  
11'9" (3.58m) x 11'8" (3.56m).
- En-Suite**
- Bedroom Two**  
7'8" x 11'3" (2.34m x 3.43m).
- Bedroom Three**  
11'8" x 8'1" (3.56m x 2.46m).
- Bedroom Four**  
9'10" x 7'9" (3m x 2.36m).
- Bathroom**  
6'1" x 7'7" (1.85m x 2.31m).



## OUTSIDE

The property is approached with a walled and gated entrance to private shingle drive with parking for approximately four vehicles leading to the **SINGLE GARAGE** with pitched roof, up and over door, light and power. There is a pedestrian gate and pathway leading down to the house where to the front of the property there is a spacious and secluded patio garden which is south facing. The rear garden is laid principally to lawn with direct views towards Westward Ho! and the open sea beyond as well as having a small paved patio and decking area.



**Local Authority:** Torridge District Council

**Council Tax Band:** E (2022/2023)

**Services:** All main services are connected.

**Agents Note:** The property has been successfully holiday let with an income potential of up to £70,000 per annum.

**AN IMPRESSIVE DETACHED PROPERTY**

**SITUATED IN A SOUGHT AFTER LOCATION WITH BREATH-TAKING VIEWS**



**Westward Ho!** is renowned for its safe, sandy, surfing beaches and championship golf course - the oldest links course in the country, and offers a range of amenities including mini supermarket, butchers, chemist and a range of recreational facilities. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks and stunning vistas, together with Appledore, famous for its pretty winding streets and quayside overlooking the Estuary across to Instow. The port and market town of Bideford is approximately 2 miles away offering a wide range of national and local shopping as well as banking and recreational facilities. The A39 North Devon Link Road provides access to the regional centre of Barnstaple, approximately 11 miles distant, and beyond to the national motorway network.

### Directions

From Bideford proceed out of the town past Morrisons towards Heywood roundabout on the A39. Proceed over the roundabout, past the turning right towards Appledore and take the 2nd left into Bay View Road. Continue along Bay View Road, past the mast on the left, down the hill and the entrance to The Old Coach House can be found on the right hand side after the brow of the hill with a name plate clearly displayed.



**The Coach House, 136 Bay View Road,  
Westward Ho! North Devon, EX39 1BJ**



**£925,000 FREEHOLD**

**FOR SALE — 4 BEDROOM DETACHED HOUSE**



### ALL VIEWINGS

Strictly by appointment through the Sole Agents, Cowlings on 01237 423100

Out of office hours to **Hannah Gorvett on 07746 525515** or **Claire Reed on 07811 003358**

**23 THE QUAY, BIDEFORD, NORTH DEVON, EX39 2EZ**

**T 01237 423100**

**E bideford@cowlingsproperty.co.uk**

**W www.cowlings.co.uk**

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**PROPERTY MISDESCRIPTIONS ACT 1993**

- All measurements are approximate.
- While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Cowlings and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Sought after location  
Attractive Spacious Property  
Breath-taking sea views  
Spacious and Immaculate throughout

-  Living Room & Conservatory
-  Kitchen & Dining Room
-  4 Bedrooms
-  Bathroom & En-Suite
-  Single Garage and Double Driveway