



# The Cottage, Atlantic Way

Westward Ho! | EX39 1JG

JAMES FLETCHER

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**exp** UK





## The Cottage, Atlantic Way

Enjoying a sweeping panoramic coastal vista and unforgettable sunsets over Westward Ho!, The Cottage is a charming 3/4-bedroom detached character home offering an idyllic seaside lifestyle. Occupying an elevated position on Atlantic Way, this impressive home blends traditional charm with modern convenience, and boasts spacious accommodation arranged over 3 floors, along with off-road parking, a garage, garden and a sea-facing terrace at the front. Commanding breath-taking sea views and within walking distance of the glorious golden sand, this captivating home is perfect for families looking for seaside living, couples hoping to relocate to the coast, or those seeking an adaptable holiday retreat by the beach - sold with no onward chain!

The property is located on Atlantic Way, within walking distance of the village and 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 welcoming porch and entrance hall, providing stairs to the first floor and opening to the living accommodation. At the front of the home is a generous sitting room with a large bay window framing the view and flooding the home with natural light, along with an exposed wood floor and a multi-fuel burner with a stone surround. Concertina doors create a seamless flow to the family/dining room - a social hub in the heart of the home.

To the rear, the well-appointed kitchen/breakfast room is 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, an inset gas hob with a built-in oven below and extractor over, space and plumbing for a dishwasher & washing machine, space for a large "American style" fridge/freezer and casual dining space, along with access to the rear porch which leads to the front, sea view terrace. In addition, there is a ground floor shower/cloakroom fitted with a "walk-in" shower, low-level W.C, wash basin with vanity unit below and a heated towel rail.

Upstairs, the first floor landing opens to 2 bedrooms and the family bathroom. The main bedroom is a generous double, found at the front of the home, with a large bay window enjoying panoramic views of the coast and a fitted shower. The second bedroom is a good-sized double found at the rear. The bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C, wash basin with a vanity unit below and a heated towel rail.

The top floor features two further rooms, both currently utilised as bedrooms however, each offers flexibility as occasional bedrooms, a home office or studio. The front room enjoys a view of the coast and an integrated wardrobe. Located in the loft space, there is some restricted headroom and eaves space offering useful storage.

**OUTSIDE**

The property is approached at the front by a driveway providing off-road parking, a single garage and steps up to the front door. From the rear porch, there is access to the front sea view terrace atop the garage, which takes full advantage of the panoramic coastal vista and magnificent sunsets. There is access at the side to the rear garden which is tiered and in need of landscaping/cultivation - the perfect project for those with "green fingers".

**AGENTS NOTE**

Japanese knotweed has been identified within & close to the boundary of this property, further treatment will be needed. A management plan has been instructed by the sellers. More details are available upon request.

**VIEWINGS**

By appointment only with the sole selling agent.





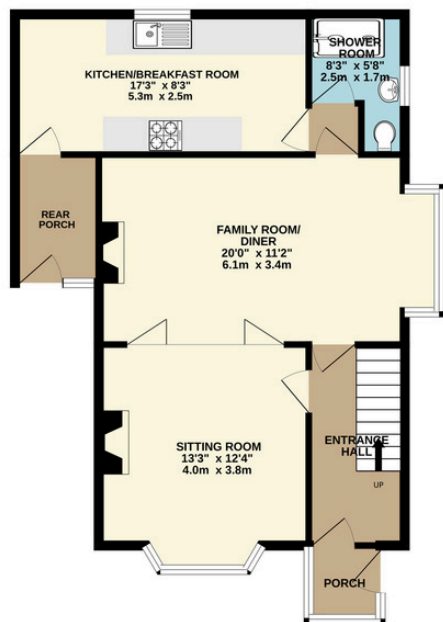




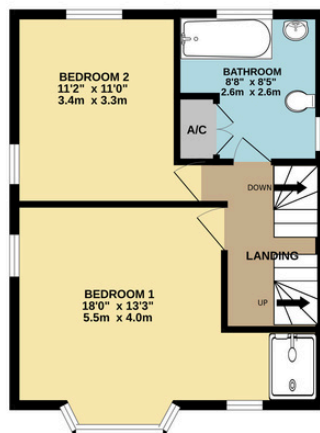




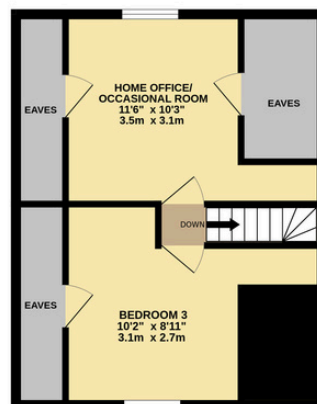
GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



- **Services:** Mains Gas, Electricity, Water & Drainage. Gas-fired radiator central heating
- **Tenure:** Freehold
- **EPC:** E
- **Council Tax:** Band D
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

THE COTTAGE, ATLANTIC WAY, WESTWARD HO!

TOTAL FLOOR AREA : 1473 sq.ft. (136.8 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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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. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.



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