

ASHLEY
COTTAGE

Ashley Cottage, Bay View Road, Northam, Bideford, Devon, EX39 1BH

John
Smale & Co.
Chartered Surveyors | Residential & Commercial Consultants



BRITISH
PROPERTY
AWARDS

2017

GOLD WINNER

ESTATE AGENT
IN BARNSTAPLE



Ashley Cottage, Bay View Road, Northam, Bideford, Devon, EX39 1BH

O.I.R.O £600,000

This large detached home sits on the much sought after Bay View Road, just a short stroll from village amenities and the famous Westward Ho! beach. The home has been extensively modernised and re-designed to offer spacious and stylish accommodation throughout. This includes a large bespoke fitted kitchen/breakfast room, open plan long living room with French double doors to patio, bright and spacious dining room with south facing picture windows, as well as five bedrooms, four of which are double, and one with an ensuite. The property has a perfect fusion of modern day requirements whilst maintaining character features and a homely feel. The property also benefits from a large Detached Double Garage, which provides plenty of room for two cars as well as a workshop, and potential for further use such as a home gym. There is ample off road parking for 3/4 cars, along with a lovely enclosed south facing garden that also runs along the right hand side of the property to the front drive. The garden also features a brand new decking. The accommodation briefly consists of an entrance porch, leading into the large lounge which stretches to the back of the property, as well as the stairs leading to the first floor. Also downstairs is the kitchen/breakfast room, dining room, utility room, W/C, and large home office/study. On the first floor you will find the five bedrooms, four of which are doubles with one featuring a spacious ensuite. You will also find the family bathroom, shower room, airing cupboard and build in storage on the landing.

Northam is perfectly situated between Westward Ho!, Appledore and Bideford, and just 10 miles from Barnstaple. Bay View Road itself is found on the edge of the cliff overlooking Westward Ho! and the Northam Burrows, meaning the famous beach is just a ten minute walk away, along with a plethora of shops, pubs and restaurants. The centre of Northam is an even shorter walk, which features an array of amenities including the local primary school and swimming pool. Barnstaple, the centre of North Devon is approximately a 10 mile drive up the North Devon link road.

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Impressive Spacious Detached House
Sought after Bay View Road location
Modern Bespoke Fitted Kitchen
Four Double Bedrooms with One Single
Three Bathrooms and One W/C
South Facing Garden with Decking
Detached Double Garage, Off Road Parking For Several Cars
Large Open Plan Lounge
Bright and Spacious Dining Room
Stylishly Presented Throughout

Entrance Porch

Leads to Lounge and Stairs to First Floor.

Lounge

6.04m (max) x 8.98m (19' 10" x 29' 6") The large lounge benefits from French Double Doors and picture windows leading to the decking, as well as an open gallery style staircase, and gas fire place underneath an area equipped for large flat screen TV's.

Kitchen

5.24m x 6.99m (17' 2" x 22' 11") The kitchen offers an array of stylishly fitted units both surfaces and overhead, finished with a granite effect. The extremely well equipped kitchen offers plenty of integrated appliances such as five ovens, a gas hob with extractor hood, and drinks fridge.

Dining Room

5.44m x 3.13m (17' 10" x 10' 3") Spacious dining room with access to the rear garden, as well as distant views of Dartmoor thanks to the floor to ceiling windows.

Study

2.95m x 3.07m (9' 8" x 10' 1") Large home office, with build in oak desk.

Utility

1.83m x 2.69m (6' 0" x 8' 10") Fitted with the same surfaces as the kitchen, with a sink and space for white appliances.

W.C

0.94m x 2.39m (3' 1" x 7' 10")

Master Bedroom

4.37m (max) x 4.39m (14' 4" x 14' 5") Large Double room with views over the garden and distantly Dartmoor. Walk through dressing area with built in mirrored wardrobes leading to ensuite shower room.

Ensuite Shower Room

2.15m x 2.63m (7' 1" x 8' 8") His and Hers sink, as well as a walk in shower.

Bedroom 2

2.96m x 3.72m (9' 9" x 12' 2") Double room with built in mirrored door wardrobe, with dual aspect windows overlooking the rear and side gardens.

Bedroom 3

2.97m x 3.44m (9' 9" x 11' 3") Another double room with the same mirrored door wardrobes. Windows overlooking the front driveway.

Bedroom 4

2.95m x 3.10m (9' 8" x 10' 2") Double bedroom with similar mirrored door wardrobes. Windows overlooking the front driveway.

Bedroom 5

2.98m x 2.37m (9' 9" x 7' 9") Single room with window overlooking the front drive.

Family Bathroom

2.98m x 2.06m (9' 9" x 6' 9") Marble effect tiles surrounding bath with shower, double sink, and W.C.

Shower Room

2.15m x 2.13m (7' 1" x 7' 0") Fitted with walk-in shower, basin, and W.C.

Outside

To the front of the property is a generous driveway with room for 3/4 cars. The garden can be accessed from the side gate, and wraps around the side of the property from the rear. There is a wooden built shed in the back garden, and the garden itself features a pond and an array of shrubs and trees for complete privacy.

Double Garage

7.0m x 6.4m (23' 0" x 21' 0") The large double garage benefits from storage and work space, as well as ample parking for several cars. Equipped with lights, electricity points and a roller door.

Cellar

The property also features a cellar that runs underneath the property, accessed from the garden. Perfect for dry storage.

Property Facts

Vendors status. Will move into rented accommodation on completion.

Size of property. Approx. 212 SQ M. 2281 SQ FT.

EPC Rating. C.

Age of property. Mid 1970's.

Renovated constantly since purchase in 2005.

Nearest Primary School. St. Margaret's (Northam)

Nearest Secondary School. Bideford College

Nearest Health Centre & Dentist. Northam.

Barnstaple. 10.3 Miles.

Exeter. 45 Miles.

Agents Note

Please be aware a family member of the vendors works at John Smale & Co.

SERVICES

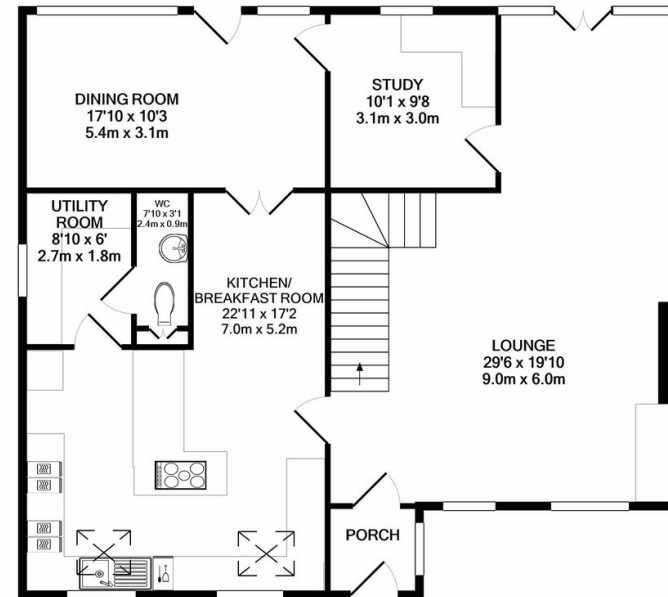
Mains services connected. Gas, Electric & Water.

Council Tax Band. C.

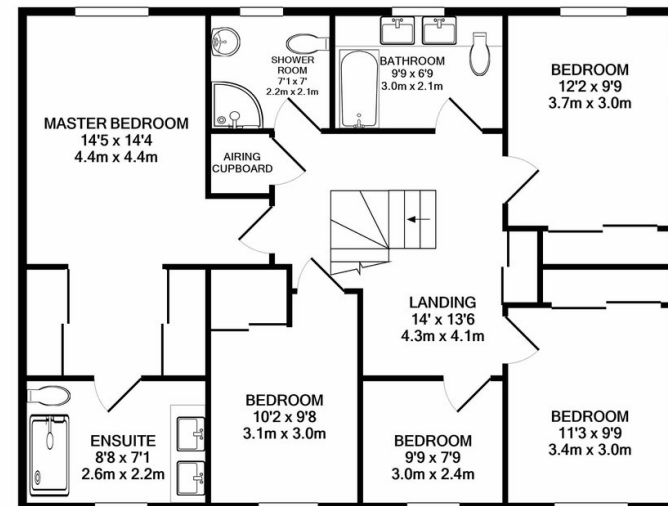
DIRECTIONS

Coming from Barnstaple on the A39, turn right at Haywood Roundabout to head toward Westward Ho! Once you pass the Northam memorial and bus stop, take the next left onto Bay View Road. Ashley Cottage is found half way along the road on the left hand side, opposite number Fifty Two.

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GROUND FLOOR
APPROX. FLOOR
AREA 1142 SQ.FT.
(106.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1035 SQ.FT.
(96.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 2177 SQ.FT. (202.2 SQ.M.)
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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



