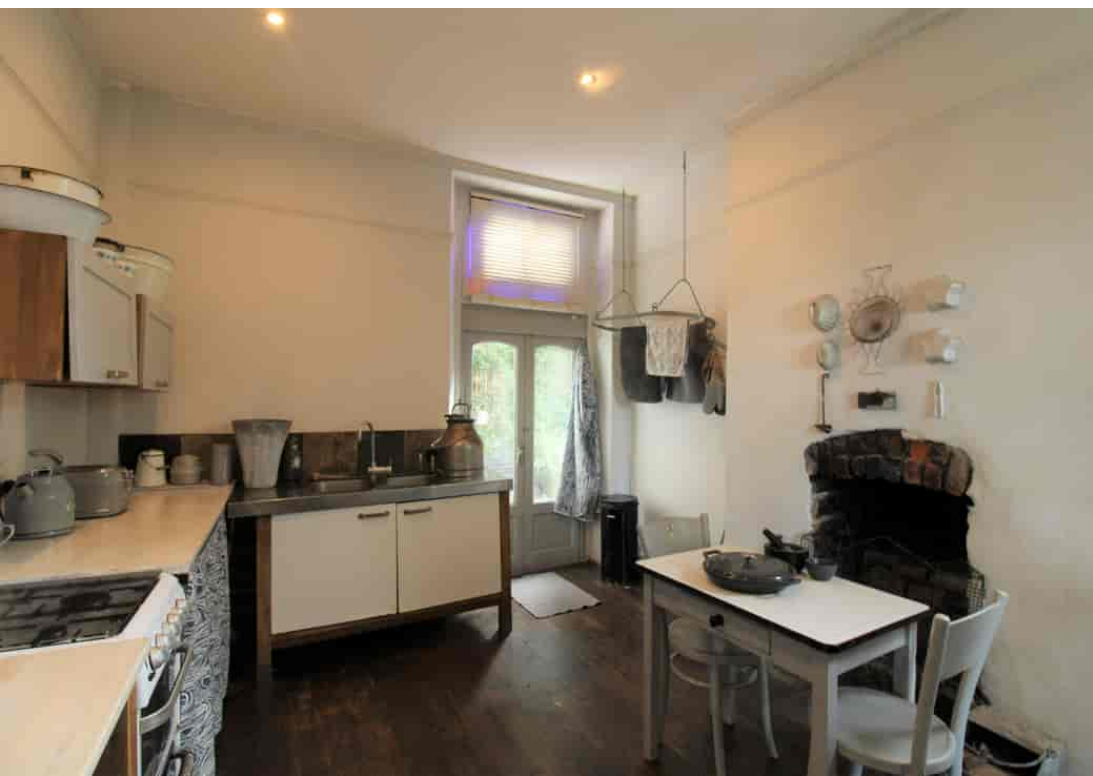




The Grove, 54 Atlantic Way, Westward Ho, Bideford, Devon, EX39 1JG





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£475,000

John Smale and Co are delighted to offer the market an impressive four bedroomed double fronted property, benefitting from a self contained one bedroomed annexe, wonderful sea views and a range of period and character features. A gated pathway leads to the main house, but also forks off to another gated pathway, leading to the rear of the property and spacious annexe, along with secluded garden areas.

The annexe has its own private entrance and courtyard garden, along with generous double bedroom/living area with high ceiling and shower and a well equipped kitchen. The annexe has served as a great independent rental unit, with proven rental income over several years. It also offers a great space for a dependent family member who wishes to maintain their independence, or possibly a great guest retreat, or family member looking to stay at home whilst saving to buy a property.

The main house is offers a lovely rustic style and ambience, with attractive features such as high ceilings and wooden floors. There are two spacious living rooms with bay windows on the ground floor, along with a charming kitchen/diner with open fireplace and French doors opening to the rear. The hallway also has a doorway which could link up the annexe accommodation if desired.

The first floor benefits from four large double bedrooms, along with a family bathroom and and separate W/C on the half landing. The front facing rooms take full advantage of the fabulous views, towards the sea and Northam Burrows.

The gardens wrap around three sides of the property, comprising of terraced and private seating areas, offering a great deal of peace and tranquillity, with the front garden having some lovely views. The annexe also benefits from its own private courtyard garden.

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Period and Character Features

Westward Ho! Beach and Village Amenities within Walking Distance

Two Reception Rooms with Bay Windows

Kitchen/Diner with Open Fireplace

Garden Areas To Three Sides of Property

Impressive Double Fronted House with Self Contained 1 Bed Annexe

Four Double Bedrooms (Plus Annexe Bedroom)

Family Bathroom and Separate W/C

Large Loft with Potential to Convert Subject to Planning

Wonderful Family Home with Income Potential



Entrance Hall

Hallway

Cloakroom

Lounge

4.02m x 5.64m (13' 2" x 18' 6")

Sitting Room

4.25m x 5.55m (13' 11" x 18' 3")

Kitchen/Diner

5.58m x 4.68m (18' 4" x 15' 4")

First Floor Landing

Access to large loft space, with potential to create further accommodation if required, subject to necessary planning consents being granted.

Separate W/C

Bedroom One

3.68m x 3.98m (12' 1" x 13' 1")

Bedroom Two

3.58m x 4.50m (11' 9" x 14' 9")

Bedroom Three

3.61m x 4.44m (11' 10" x 14' 7")

Bedroom Four

3.55m x 4.35m (11' 8" x 14' 3")

Bathroom

2.00m x 2.55m (6' 7" x 8' 4")

Outside

A gated pathway leads from Atlantic Way, up to the main house, along with a pathway that runs down the side of the house and to the rear, along with the annexe. The gardens wrap around three sides of the property, comprising of terraced and private seating areas, offering a great deal of peace and tranquillity, with the front garden having some lovely views. The annexe also benefits from its own private courtyard garden. There is on road parking to the front of the house, along with nearby street parking. There is also the potential to create off road parking or build a garage, subject to the necessary planning consents being granted.

The Annexe

Kitchen

2.25m x 3.71m (7' 5" x 12' 2")

Bedroom/Living Area

4.05m x 4.45m (13' 3" x 14' 7")

Hallway

With doorway connecting the main house, if desired.

Cloakroom

Outside

A pathway running down the side of the main house, leads to an entrance gate, which leads to the annexe private courtyard garden. A door from the courtyard leads to the annexe itself.

SERVICES

Mains Services Connected. Gas, Electric and Water.

Council Tax Band. C.

Energy Rating. E.

Tenure. Freehold.

Worcester Gas Fired Boiler Installed Approx. 3 Years Ago.

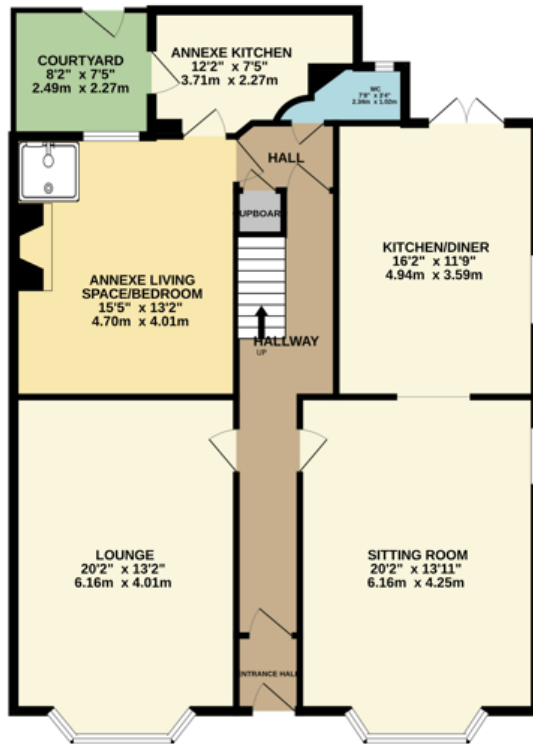
DIRECTIONS

Travelling from a Bideford direction, pass the turning for Northam village on your right hand side, and follow road as it blends into Atlantic Way. Follow road, passing The Pines apartment development on your left. The property will be found on your left hand side, in an elevated position, with John Smale & Co For Sale board clearly displayed. There is unrestricted on road parking, in front of the house, along with nearby street parking.

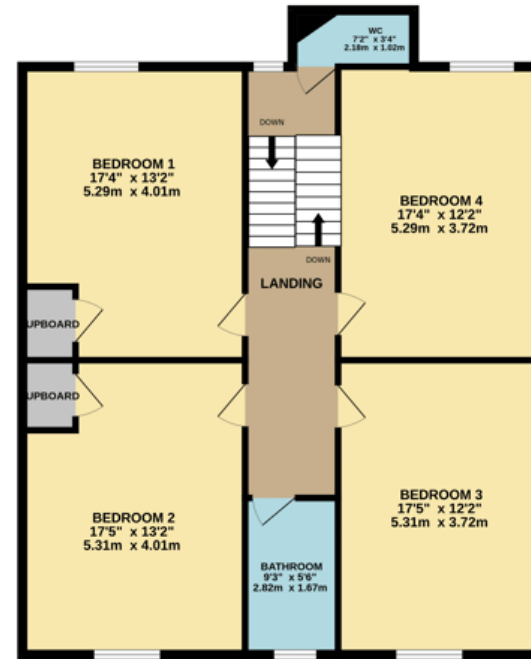
*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*



GROUND FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



1ST FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA : 2260 sq.ft. (209.9 sq.m.) approx.
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