



stags.co.uk

01237 425030 | bideford@stags.co.uk

Hillsborough House, 84 Atlantic Way Westward Ho, Bideford, EX39 1JG

Victorian former sea captain's residence where the owners have started the renovation process but not completed.

Westward Ho! Beach under a mile, Bideford 2 miles, Barnstaple 10 miles

• Victorian Residence • Sea Views • In Need of Renovation • Potential to Extend STPP • 4 Bedrooms, Cellar • Sitting Room, Kitchen • No Onward Chain •

Guide price £385,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION AND AMENITIES

Located within easy reach of the renowned 3 mile long safe and sandy beach of Westward Ho! is this elevated period residence enjoying panoramic coastal views. The beach and amenities of Westward Ho! are less than a mile away where the beach joins Northam Burrows Country Park and the Royal North Devon Golf Club. Access is also available to the South West coastal footpath which affords great walks and stunning vistas of rugged the North Devon coastline. There are also a good range of amenities including shops, butchers, post office, pubs and restaurants. A wider range of amenities are available in the port and market town of Bideford, which is approximately 2 miles away and sits on the banks of the River Torridge. The amenities include various shops, banks, pubs and restaurants, places of worship, schooling for all ages and 3 supermarkets. The regional centre of Barnstaple is approximately 10 miles away and offers all the area's main business, shopping and commercial venues.

DESCRIPTION

Hillsborough House is an imposing 3 storey Victorian villa believed to be a former sea captain's residence enjoying an elevated position overlooking the village of Westward Ho! and out to sea. The property has been in process of extensive refurbishment by the current owners but is not finished. Internally, there are

four decent size bedrooms, sitting room, kitchen, cellar. Externally, a driveway leads to the property where there is plenty of parking and a garden which enjoys stunning sea views. There is also the potential to extend (subject to planning permission). No onward chain.

The layout of the accommodation and approximate dimensions are more clearly identified on the accompanying floorplan, but comprise in brief:

Entrance via stone pillared gate. Wrought iron double gates lead to the private driveway.

Front door to

ENTRANCE HALL

Coved ceiling, ceiling rose, 2 arched glazed windows to front. Stairs leading to first floor landing. Stairs leading down to the cellar.

CELLAR

Coved ceiling. Full height door to WC. Window to rear.

FIRST FLOOR HALLWAY

Window to front. Doors to rear. Doors to



LIVING ROOM

A dual aspect room with coved ceiling, ceiling rose, French style double doors and matching floor to ceiling windows with shutters to veranda. 2 floor to ceiling windows to side with sea views and shutters. Fireplace with marble fire surround and hearth, woodburning stove, 2 old school radiators.

KITCHEN

Door to side. Wall mounted gas combination boiler providing domestic hot water and heating for the property. Wall and floor units with roll top work surface over. Stainless steel sink and drainer, space for gas range, cooker, space and plumbing for washing machine, tiled flooring.

SECOND FLOOR LANDING

Window to front. Stairs to 3rd floor. Doors leading to Study.

BEDROOM TWO

Triple aspect room with coved ceiling, windows to side, front and rear. Sea views.

BEDROOM ONE

Triple aspect room. Windows to front and side. Sea views. Old school radiators. Door to en-suite.

EN-SUITE

With access to loft. Window to side. Bath, sink, WC, tiled walls.

THIRD FLOOR LANDING

Windows to front and rear.

BEDROOM THREE

Triple aspect room with sea views. Coved ceiling.

SERVICES

Mains electricity, Mains water and drainage.

LOCAL AUTHORITY

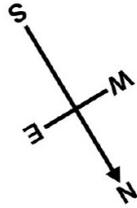
Torrige District Council, Riverbank House, Bideford, North Devon, EX39 2QG. Tel: 01237 428700.

DIRECTIONS

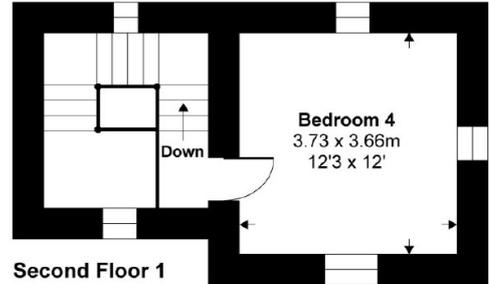
From Bideford Quay with the River Torridge on your right hand side proceed towards Northam passing Morrisons on your right hand side and Rydons Garage on your left. At the Heywood Road roundabout continue straight across signposted towards Northam and Westward Ho! Continue along this road passing the Durrant House hotel on your right hand side. Drop down the hill passing the speed camera on your left. The road then drops down and as you reach the bottom of the hill proceed along this road for a short distance where the private driveway leading up to the property can be seen just before the Linden Homes Silver Tides development on the left hand side.



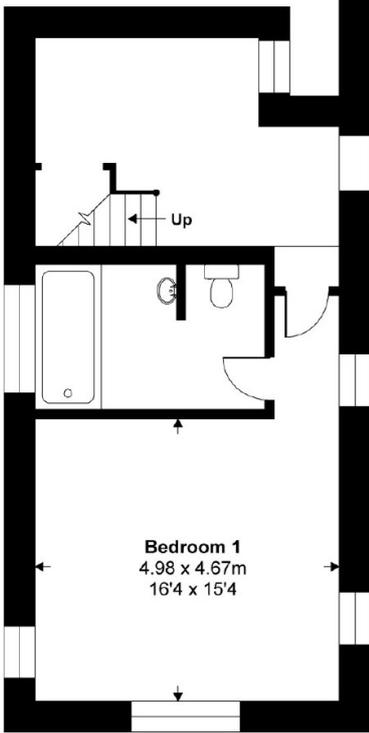
Approx. Gross Internal Floor Area
195.5 Sq Metres 2105 Sq Ft



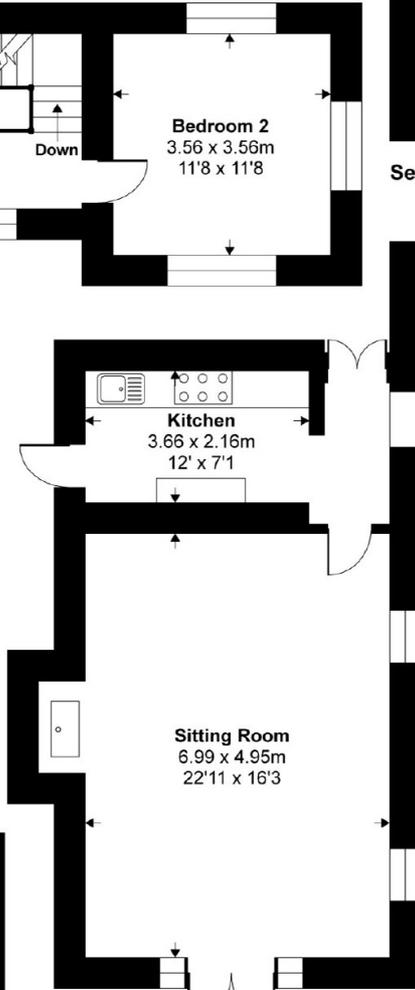
Second Floor



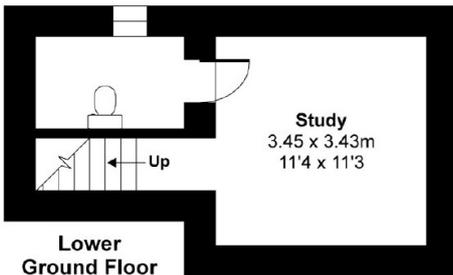
Second Floor 1



First Floor



Ground Floor



Lower Ground Floor

Copyright nichecom.co.uk 2014 Produced for Stags

NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



4 The Quay, Bideford, Devon, EX39 2HW
Tel: 01237 425030
Email: bideford@stags.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	