



Elm Cottage

West Pusehill Farm Cottages, Westward Ho!, Devon EX39 5AH

Price Guide £195,000

HARDING & CO
ESTATE AGENTS & VALUERS

A most attractive stone built 2 bed terraced holiday cottage being a perfect base from which to enjoy Devon's outstanding coast and countryside with its many outdoor activities. One of ten holiday cottages converted in 1978 from a range of farm outbuildings, built from traditional local stone in 1854. This freehold holiday cottage offers furnished accommodation with the benefit of electric heating, and recently updated kitchen and bathroom. Shared grounds with children's play area, and use of heated swimming pool. Please note this property can only be used as a holiday home, although has 12 months usage.

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lies Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses.



The accommodation comprises:

Lounge

4.17m x 4.11m (13'8 x 13'6)

Double aspect room with UPVc double glazed entrance door and matching sidelight. Double glazed window enjoying countryside views. Feature fireplace and TV plinth, 2 electric panel radiators. TV point. Access to loft space. Built in storage cupboard and meter cupboard.

Kitchen/Dining Room

3.30m x 2.08m (10'10 x 6'10)

Equipped with a range of modern re-fitted cream coloured units comprising single drainer sink unit, worktops with base and wall storage cupboards Integrated electric hob, electric oven and extractor fan above. Integrated fridge. Spot lighting. Slimline dishwasher. Space for table and chairs. Tiled floor. Views of the play area and animals.

Bedroom 1

4.27m x 2.08m (14'0 x 6'10)

Double glazed window. Built in wardrobe. Picture rail.

Bedroom 2

4.27m x 1.98m (14'0 x 6'6)

Built in wardrobe. Picture rail.

Inner Lobby

Airing cupboard with hot water cylinder and immersion heater.

Bathroom

Re-fitted with white suite comprising modern P-shaped bath with shower over and whirlpool facility. Pedestal wash hand basin wash hand basin and low level w.c. Chrome heated towel rail.

Outside

The 40' (12.19m) heated swimming pool is set in a sheltered lawned area in the shared grounds and faces due South – ideal for sunbathing.

The Paddock is an idyllic spot which incorporates the children's playground, BBQ and lawned seating area – a perfect place to view the goats or just relax and contemplate!

The property benefits from a communal front garden and use of a communal Laundry Room. 2 Car park spaces in car park.

Maintenance

The maintenance charge of £650.00/6months approx, use of pool and gardens.

Services

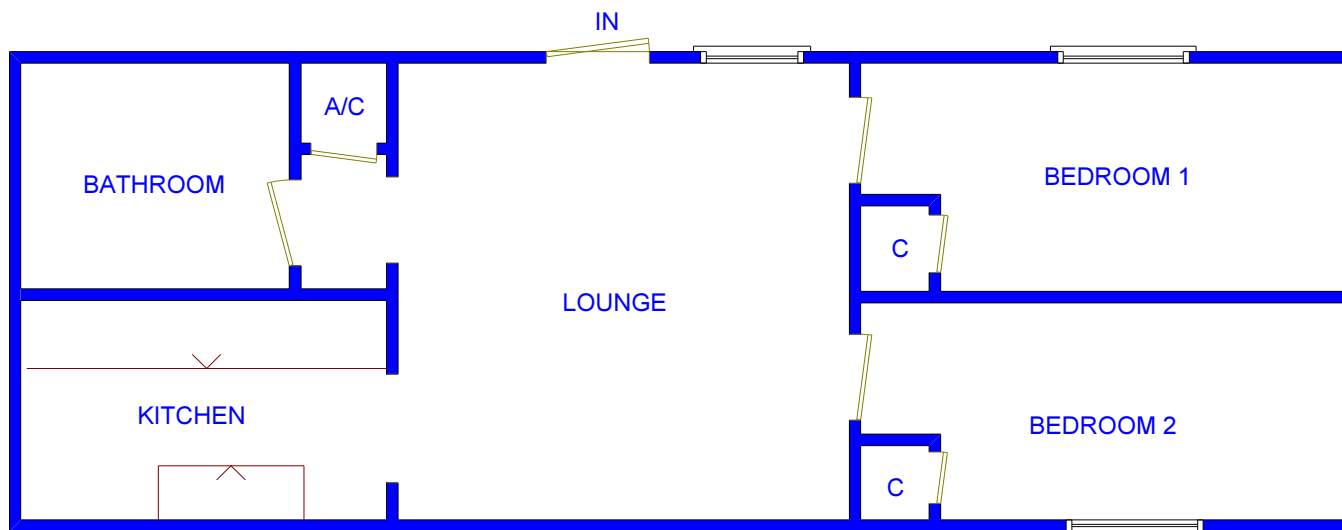
Mains water and electricity.

Energy Performance Rating: TBC

Council Tax Band: Currently Business Rated

Directions

From Bideford Quay proceed towards Northam to the Heywood roundabout. Turn left towards Bude and take the next right hand turning signposted Westward Ho! After approximately 2 miles take the left hand turning into Cornborough Road and continue for ¾ mile turning left and after approximately ½ mile, West Pusehill Farm Cottages will be situated on your right hand side.



This floorplan is for identification purposes only and is not to scale.
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31 Bridgeland Street, Bideford,
Devon EX39 2PS

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



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