



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 Plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | 73 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Presented in an immaculate, modern contemporary design a very spacious 4 Bedroom Detached Bungalow Residence with potential for an annexe with Large over sized Garage set in a superb 1/4 acre plot



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Herons Ketch, Silford Cross, Westward Ho, Bideford, Devon, EX39 3PT | Guide Price £600.000

Offering spacious well laid out accommodation with UPVC double glazing and Oil fired central heating Herons Ketch warrants an early inspection to appreciate the standard and calibre of accommodation offered. There is potential to form a self contained annexe if required or to extend into the current accommodation.

Briefly the property offers: Entrance Hal, good sized Dining Room, Lounge with fireplace with woodburning stove with delightful far reaching country views, well fitted Kitchen with a range of integrated appliances, Utility, Rear Porch, Master bedroom with Ensuite Bedroom 2 with Jack and Jill Shower Room and Bedroom 3/Office. The potential annex comprises: Bedroom with Shower Room off, Lounge and Kitchen.

Outside the Gardens are a delight, with large expanses of lawns, large paved Balcony, chipping patio area, 5 raised beds, 2 Storage sheds and Log Store.

The Northam Burrows Country Park is under a mile away affording excellent walks along with Northam village and Westward Ho! beach all within walking distance. The village of Northam benefits from an good range of shops and amenities including Post Office, small supermarket, pubs, restaurants, church, primary school, library, health and dental centre and swimming pool. Appledore is a quaint fishing village renowned for its historic quayside and intertwining cobbled streets with a range of amenities including a public slipway, cafes, restaurants, Post Office/ delicatessen, galleries, pubs, a hotel and a primary school. Westward Ho! village is within walking distance and is a popular seaside destination all year round with a further and wider range of diverse and popular Italian, Thai and Moroccan restaurants. The South West Coast Path, popular with walkers, is within easy reach.

The port and market town of Bideford sits on the banks of the River Torridge and has a wider range of amenities including banks, butchers, various shops, pubs and restaurants, places of worship, schooling for all ages and supermarkets. The North Devon Golf Club is also close by, reputed to be the oldest links course in England. The regional centre of Barnstaple is approximately 11 miles away and offers all the areas main business, motorway access, train station, shopping and commercial areas. The North Devon Link Road is easily accessible with Tiverton around an hour, Tiverton Parkway offers a fast service of trains to London Paddington in a further 2 hours and Exeter is about 32 miles away.

Directions to Find: From Bideford Quay, continue along the A386 passing Morrisons Supermarket on your right. Proceed up the hill until reaching the Heywood Road roundabout. At the roundabout take the 1st exit left onto the North Devon Link Road towards Bude, and take the first exit signed posted towards Westward Ho! Continue on this road for approximately 1/4 mile looking for the sign for Herons Lea Nursing Home on the left. Take this private drive and Herons Ketch will be found a short distance along on the right.

Entrance Hall: Light oak laminate flooring, radiator, UPVC double glazed front door off with double glazed side screen, coving to ceiling

Dining Room 14'6" (4.42m) x 10'2" (3.1m): Light oak laminate flooring, double radiator, UPVC double glazed window.

Lounge: Light oak laminate flooring, slate fireplace with oak surround and slate hearth with woodburning stove, 4 wall light points, double glazed patio doors off to the front, coving to ceiling, double radiator.

Kitchen: Fitted with a range of oak base and wall cupboards with integrated halogen hob with extractor above, Double oven, Fridge/freezer and Dishwasher. 1 1/2 bowl composite sink, UPVC double glazed window, spotlights, tiled floor.

Utility 10'6" (3.2m) x 6'5" (1.96m): Stainless steel 1 1/2 bowl sink, plumbing for washing machine, UPVC double glazed window, Worcester Oil fired boiler feeding hot water and central heating, half glazed UPVC door off.

Rear Porch: Half glazed UPVC double glazed door off.

Inner Hallway: Built in cupboard, radiator.

Bedroom 1 14'7" (4.45m) x 9'9" (2.97m): Built in mirror fronted wardrobes to 1 wall, radiator, UPVC double glazed window.

Ensuite 8'7" (2.62m) x 5'9" (1.75m): Fitted with a three piece suite comprising, large shower cubicle with thermostatic rain shower and shower glass, vanity wash hand basin with 2 electric toothbrush points, close coupled WC, extractor, spotlights, heated towel rail, underfloor heating, UPVC double glazed window.

Bedroom 2 11'0" (3.35m) x 8'10" (2.69m): Radiator, UPVC double glazed window

Jack and Jill Shower Room 7'9" (2.36m) x 6'1" (1.85m): Fitted with a three piece suite comprising, large shower cubicle with thermostatic rain shower and shower glass, vanity wash hand basin with fitted mirror and close coupled WC, extractor, spotlights, heated towel rail, UPVC double glazed window.

Bedroom 3/Office 11'5" (3.48m) x 10'10" (3.3m): UPVC double glazed patio doors off, coving to ceiling, spotlights

Potential Annexe

Bedroom 4 12'5" (3.78m) x 8'0" (2.44m) : UPVC double glazed window and door off to front

Lounge 17'2" (5.23m) x 8'8" (2.64m): UPVC double glazed window

Kitchen 8'10" (2.69m) x 5'10" (1.78m): Gitted with a range of `Beech effect` base units with stainless steel sink, Heatrae water heater, fluorescent light fitting, UPVC double glazed window and door off and further half glazed door off

Outside: Herons Ketch is approached over a tarmaced private road leading to a large expanse of parking for numerous cars. To the front is a lawned garden leading with large flower border to a Paved balcony bordered by a glass and chrome balustrade 18` x 11`8. Impressive paved steps lead to the front door and Patio door of Bedroom 3/Office. Large side garden laid to lawn with chipping patio area. Rear garden also laid to lawn with Timber Shed 16` x 10`. Steps down to the rear lead to a Further Shed 8` x 6` Woodstore, 2 600l Water Butts. Chipping rear garden areagiving an area for numerous pots. Oil Storage tank. A further raised rear Garden has 5 large raised beds.

Garage: Of irregular shape 30`3 x 13`6 with Electric roller door, 4 flourescent light fittings, power connected personal door off to the rear. UPVC double glazed window.



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