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Westward, Alverdiscott  
Barnstaple, EX31 3PS

A spacious detached chalet bungalow set within generous gardens enjoying far reaching countryside views.

Great Torrington 5 miles, Bideford 5 miles, Westward Ho!/Coast 7.5 miles,

• Detached Chalet Bungalow • Superb Countryside Views • Convenient Position • 0.40 of an acre gardens • Perfect for Extending stpp • Garage & Parking • No Onward Chain •

**Guide price £300,000**

Cornwall | Devon | Somerset | Dorset | London

## SITUATION

The property is located on the edge of the village of Alverdiscott, which is conveniently situated within easy reach of Great Torrington and Bideford (approximately 5 miles) and the regional centre of Barnstaple (approximately 7 miles), as well as being located on a regular bus route. The towns of Bideford and Great Torrington offer an extensive range of amenities including banks, butchers, bakeries, pubs and restaurants as well as various shops, Post Office's, places of worship, primary schools, secondary schools and supermarkets. The coastline at Westward Ho! (approximately 7.5 miles) benefits from a safe and sandy beach, which adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club, reputed to be the oldest links course in England.

There is also access to the South West coastal footpath, which affords excellent walks with stunning vistas of the rugged North Devon coastline. The regional centre of Barnstaple has the area's main business, shopping and commercial venues. There are good transport links via the A361, which connects to the motorway network via Junction 27 of the M5 or via rail and the Tarka Line.

## DESCRIPTION

A fantastic opportunity to acquire this spacious, detached chalet style bungalow, situated in this highly sought after village location of Alverdiscott.

This individual home sits within generous gardens (0.40 acres) that border open fields with stunning countryside views to the front.





## ACCOMMODATION

Although, needing updating throughout, mostly overall redecoration, the accommodation is spacious and adaptable with a separate sitting room and dining room, kitchen/breakfast room and a bedroom and bathroom on the ground floor. On the first floor, there are two further bedrooms, which enjoy lovely countryside views.

Externally, the sizable gardens wrap around the property with multiple sheds, stone outbuilding large timber workshop and an attached single garage.

The property has also great potential to be extended either by creating additional space into the roof, or extending the footprint of the property, subject to planning and would make a perfect family home or active retirement property. Westward is being offered with no onward

chain. The accommodation with approximate dimensions is more clearly identified on the accompanying floorplan.

## SERVICES

Mains electricity and water. Private drainage.

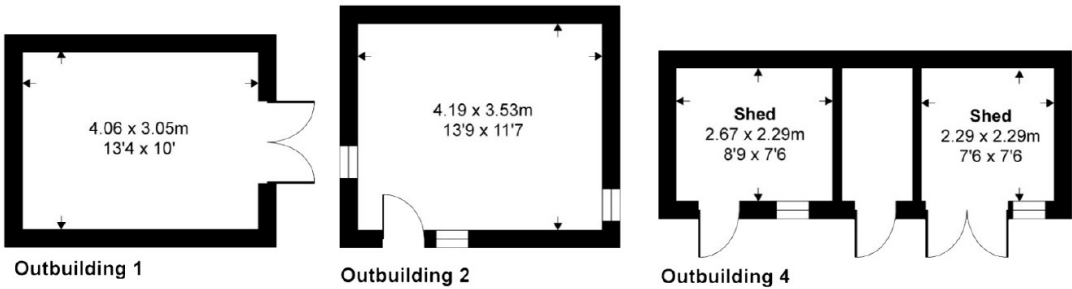
## DIRECTIONS

From Barnstaple at the roundabout near the BP Garage, take the B3232 signposted towards Great Torrington. Stay on this road passing through the villages of St Johns Chapel and Newton Tracey, until you enter the village of Alverdiscott. Continue up the hill and along this road for approximately 1.5 miles, where the property can be found on the left hand side, with a nameplate and indicated by a Stags for sale board.

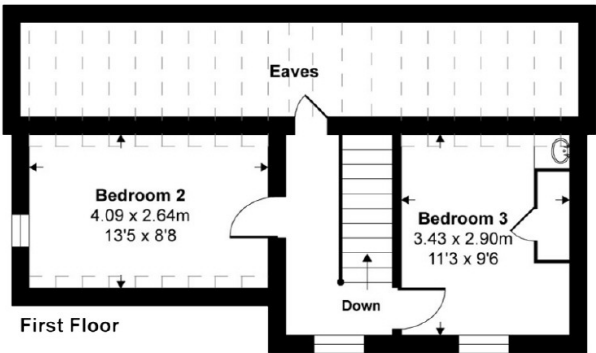
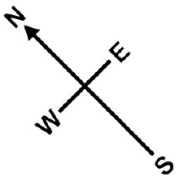
## LOCAL AUTHORITY

Torrige District Council - 01237 428700.

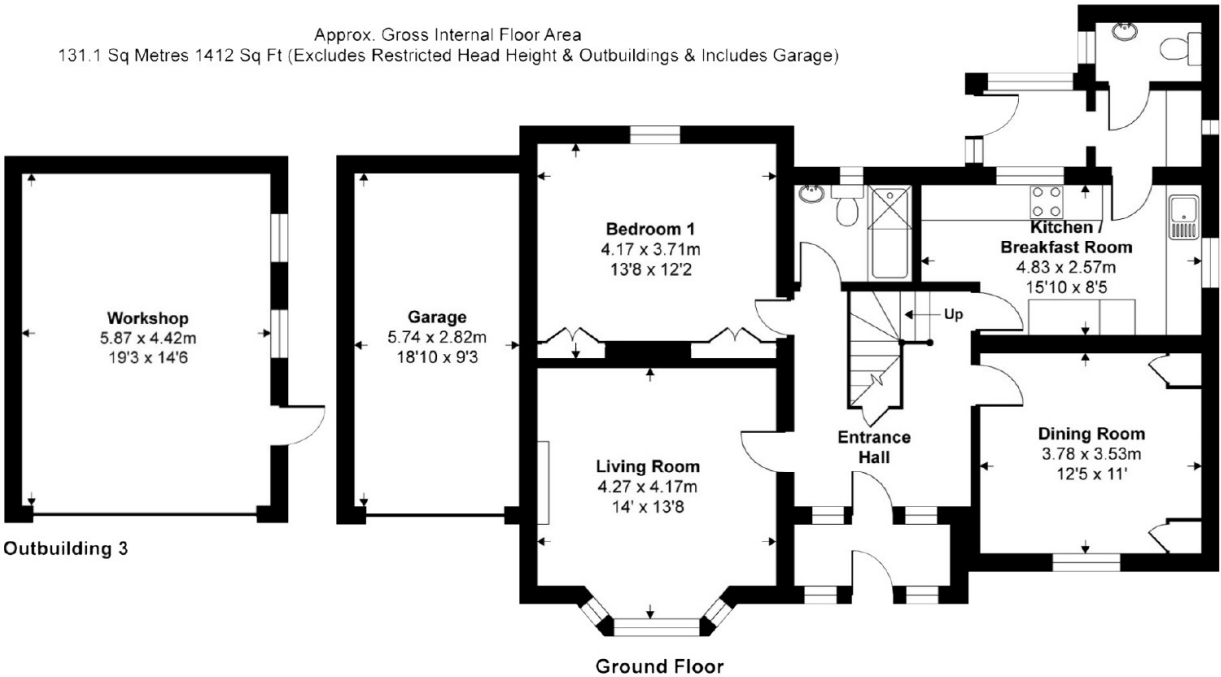




Denotes restricted head height



Approx. Gross Internal Floor Area  
131.1 Sq Metres 1412 Sq Ft (Excludes Restricted Head Height & Outbuildings & Includes Garage)



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



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