



**BRIGHTS**  
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## **ABBOTS LODGE, ABBOTSHAM, BIDEFORD. EX39 5BH – GUIDE £425,000**

An extremely rare opportunity to acquire a former lodge house on the edge of the Abbotsham Court estate. Used as a residential home for many years this property has been extended to create a four/five bed bungalow with an open plan kitchen living room, log burner, master bedroom including en-suite plus a level private lawned rear garden. The property is also only a short walk to the highly popular Abbotsham cliffs.



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Set within an 'Area of outstanding natural beauty and Coastal Preservation' Abbots Lodge is only a short 5-10 minute walk to the beautiful Abbotsham cliffs being home to popular coastal walks, secluded beach and a favourable surfing spot.

The property is situated just on the out skirts of the highly sought after village of Abbotsham which offers a junior/infants school, traditional country village pub and a church. Within a mile or so is the seaside resort of Westward Ho! with its long sandy beach and adjoining championship golf course. Located within 2 miles or so is Port and Market town of Bideford and also handily placed to access the North Devon Link Road allowing ease of communications to North Devon's principle town of Barnstaple (approx. 10 miles) and the M5 link (approx. 45 miles).

**COUNCIL TAX:** D

**TENURE:** Freehold

**SERVICES:** Oil fired central heating, mixture of single and double glazed wooden framed windows. Private drainage.

**DIRECTIONS TO FIND:** From Bideford Quay proceed in the direction of Westward Ho! and Northam. At the main roundabout (adjoining the New Bridge) turn left as signposted to Bude A39. Once on the A39 take the first junction on the right (signposted Westward Ho!) and then the first turning left (signposted Kenwith & Abbotsham). Continue on this road and at the staggered cross roads by 'The White House' turn right. Continue all the way along this road until reaching 'Abbotsham Court Lodge' at the end.

The accommodation is at present arranged to provide (measurements are approximate):-

Single glazed entrance door leading into: **ENTRANCE HALL:** With fitted carpet, access to boarded loft with ladder. Radiator.

**MASTER BEDROOM:** 5.66m x 3.66m (max) Dual aspect room with two radiators and fitted carpet. **EN-SUITE:** Shower cubicle with tiled splash back and an electric shower fitted. Wash basin with tiled splash back, low level dual flush WC, and extractor fan. Radiator and fitted carpet.

**KITCHEN/DINING/LIVING ROOM:** L-shaped. 8.10m x 6.55m (max): Kitchen Area: Work surfaces incorporating one and a half bowl single drainer textured sink unit with tiled splash backing, cupboards, drawers and matching wall units. Fitted range cooker with electric hob and oven plus extractor hood above. Separate extractor fan, radiator and fitted carpet. Pleasant view over the garden. **UTILITY:** Work surfaces with cupboard under, single drainer stainless steel sink unit and plumbing for automatic washing machine. Wall mounted Grant oil boiler and radiator. **LIVING AREA:** Log burner with slate hearth, two radiators and fitted carpet.

**SITTING ROOM/LOUNGE:** 4.22m into bay x 3.82m max. Slate hearth and mantelpiece with open fire, recessed shelved alcove and built in glass cabinet. Fitted carpet, two radiators and hatch to loft space.

**BEDROOM:** 3.70m x 3.32m Fitted carpet and radiator.

**BEDROOM/OFFICE:** 3.50m x 3.10m Fitted carpet and radiator.

**INNER HALL:** Shelved airing cupboard housing hot water tank/immersion.

**BATHROOM:** Low level WC, wash basin, bath with tiled splash backing and bidet with splash backing. Fitted carpet and radiator.

**BEDROOM:** 4.35m x 3.31m into bay (max). Fitted carpet and radiator.

**GARAGE:** 5.71m x 2.54m. Up and over door and light. **OUTSIDE:** The bungalow is approached via a private road leading to an adjacent gated gravelled driveway with parking for two/three cars, enclosed with bushes, trees and a pretty lawned front garden plus a greenhouse and a gate to the original front door. Oil tank. A side path takes you into the **REAR GARDEN** with private level lawn, bordered with deep flower beds plus an array of attractive, shrubs, bushes and large trees.



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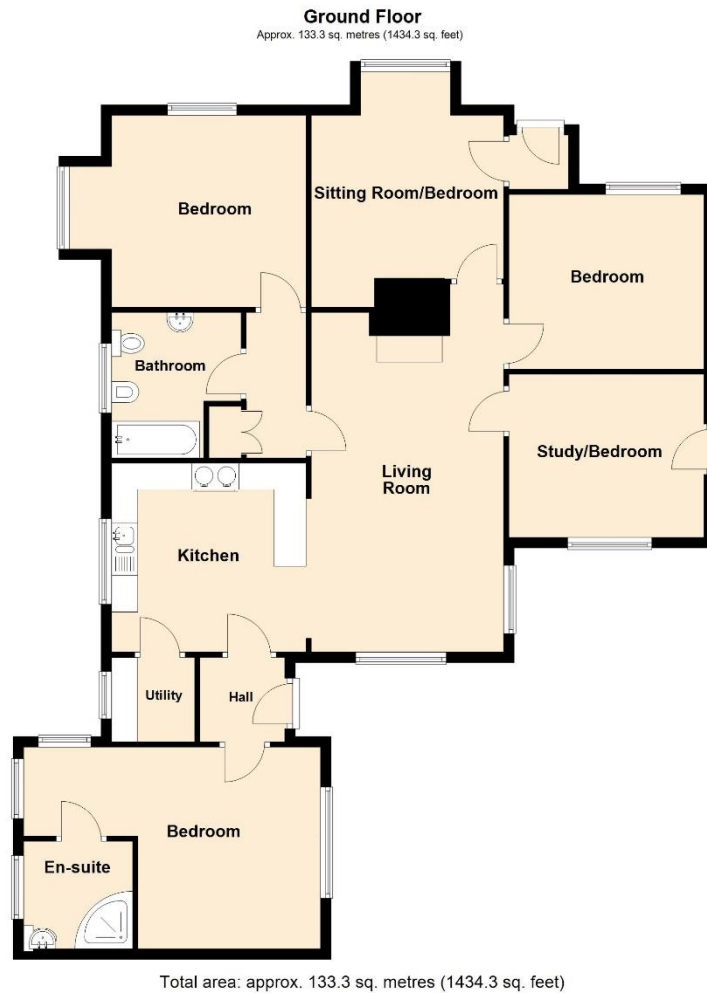
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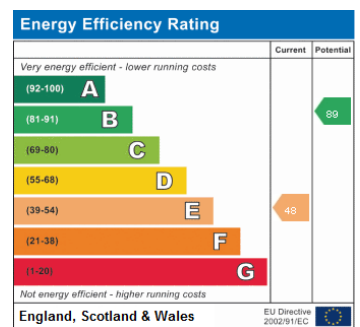


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Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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