

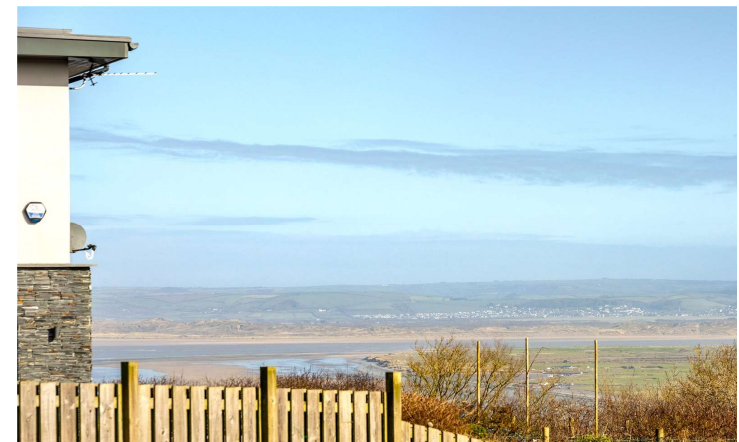


Bond
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Changing Lifestyles

19 Gainsborough Drive
Westward Ho
Bideford
Devon
EX39 1XQ

Offers Over: £550,000
Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

19 Gainsborough Drive, Westward Ho, Bideford, Devon, EX39 1XQ

AN EXCEPTIONAL DETACHED BUNGALOW WITH STUNNING SEA VIEWS



- 3 Bedrooms (1 En-suite)
- Spacious Sun Room offering a fantastic year-round living space with garden views
 - Cosy Living Room with wood burning stove & sliding doors to the Sun Room
 - Beautifully finished modern Kitchen / Diner
- Stylish Family Shower Room with walk-in double shower enclosure
- Impressive level rear garden with a patio, perfect for gardening, entertaining or families with children
 - Ample off-road parking & Double Garage
- Close to woodland pathways leading to Westward Ho! village with its shops, restaurants & sandy beach



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Overview

If you have been searching for a truly special coastal home that offers space, comfort and lifestyle in equal measure, this exceptional detached bungalow in Westward Ho! could be exactly what you have been waiting for. Beautifully presented throughout and positioned to enjoy attractive sea views, the property occupies a generous plot with extensive parking for 6 cars, immaculate gardens and wonderfully versatile accommodation, all within easy reach of the coastline and village amenities. The home also benefits from triple glazing, enhancing both comfort and energy efficiency while creating a peaceful internal environment.

From the moment you arrive, the property makes a striking first impression. A large tarmac driveway provides extensive off-road parking for multiple vehicles, ideal for visiting family and friends, alongside a low-maintenance frontage enhanced by a mature palm tree which adds a subtle coastal feel. The Double Garage with an electric roller door, power and lighting offers excellent practicality and also houses the gas fired central heating boiler, with convenient access through to the rear garden.

Stepping inside, the home immediately conveys a sense of quality and space. The Kitchen / Diner forms a natural hub of the property and is both stylish and functional, fitted with high quality cabinetry, marble style work surfaces and integrated appliances, together with a Cuisine Master 5-ring Range cooker which is included within the sale. A breakfast bar provides an informal dining area, while the generous proportions allow room for everyday family living or entertaining. From here, doors open into the superb Sun Room - a particularly impressive space flooded with natural light via large glazed panels and roof lantern windows, creating a bright and uplifting environment that can be enjoyed throughout the year. With direct access to the garden, this room beautifully connects the indoors with the outside and provides a wonderful setting for relaxing, reading or hosting guests.

The Living Room offers a more intimate yet equally inviting space, centred around a charming wood burning stove which creates a cosy focal point during cooler months. French doors once again link through to the sun room, reinforcing the flowing layout and flexibility of the accommodation.

The bungalow offers 3 well-proportioned Bedrooms, all thoughtfully arranged. The main bedroom benefits from fitted wardrobes and a stylish En-suite Shower Room, while the remaining bedrooms are served by a contemporary Family Shower Room featuring a spacious walk-in enclosure with rainfall style shower, creating a touch of everyday luxury.

The layout also provides excellent versatility, with the potential for different configurations depending on lifestyle needs, whether for guests, hobbies or working from home.

Externally, the rear garden is a standout feature and perfectly complements the coastal lifestyle this home offers. The garden is generous, level and beautifully maintained, with a large expanse of lawn providing space for recreation, gardening or simply enjoying the surroundings. A patio area creates an ideal setting for outdoor dining and summer entertaining, all while enjoying attractive views towards the sea and the fresh coastal air that makes this location so desirable.

One of the property's greatest lifestyle advantages is its superb position. A nearby scenic pathway leads through woodland directly into the heart of Westward Ho!, allowing easy access to the beach, coastal walks, cafés, restaurants and local amenities without needing to drive. Whether it is morning walks along the shoreline, evenings watching the sunset or simply enjoying the relaxed pace of coastal living, this location offers a quality of life that is increasingly sought after.

Overall, this is a rare opportunity to acquire a beautifully presented, spacious and versatile bungalow with sea views, generous gardens, extensive parking and triple glazing, all set within one of North Devon's most popular coastal locations. Properties offering this combination of features and lifestyle appeal seldom become available, and an early viewing is strongly recommended to fully appreciate everything this home has to offer.

Council Tax Band

E - Torridge District Council

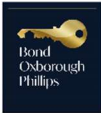


Floor Plan

Floor area 138.2 sq.m. (1,487 sq.ft.)

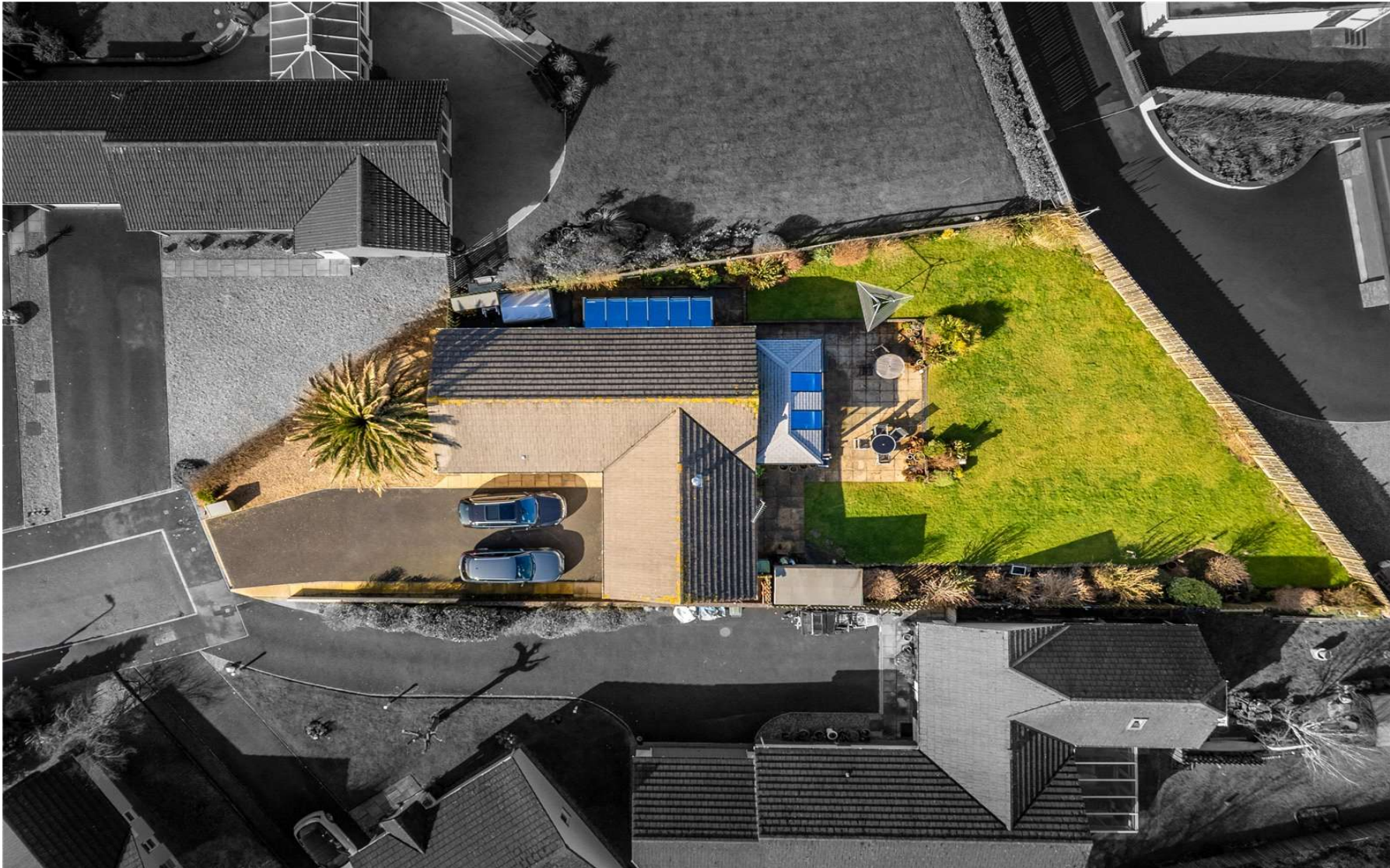
Total floor area: 138.2 sq.m. (1,487 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Area Information

Westward Ho! is a village, lying north of Bideford and west of Appledore. There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach. Originally called Bideford Quay, it was named Westward Ho! after Charles Kingsley's book of the same name. Nowadays, it's a bold mix of the old and the modern. It's a popular spot with families that return year on year. Surfers and horse riders love the long sandy beach.

Local amenities include newsagents, mini supermarkets, take-aways and a post office. There's also a primary school, health and dental centre and a number of churches in the area. Northam also has a decent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Bideford and Abbotsham on your doorstep with their cornucopia of restaurants and pubs.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A very good regular bus services provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe with ease.

Directions

From Bideford Quay proceed towards Northam. Upon reaching the Heywood Road roundabout, turn left onto the A39 North Devon Link Road signposted Bude. At the traffic lights, turn right signposted Westward Ho! and continue on this road for approximately 1 mile before turning left onto Cornborough Road. Gainsborough Drive will be found the fourth turning on your right hand side. Number 19 is situated at the far end of the cul-de-sac on your left hand side clearly displaying a numberplate.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

