



Bond
Oxborough
Phillips

Changing Lifestyles

1 Pavilion View
Westward Ho
Bideford
Devon
EX39 1FN

Asking Price: £700,000 Freehold



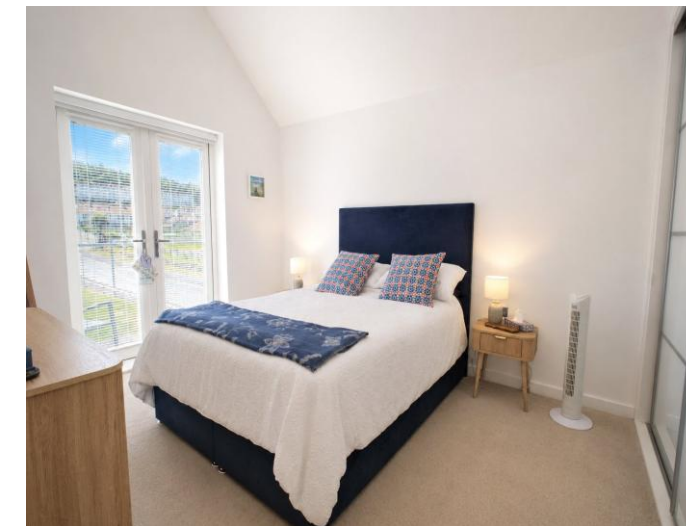
Changing Lifestyles

01237 479 999
bideford@boproperty.com

1 Pavilion View, Westward Ho, Bideford, Devon, EX39 1FN



- Immaculately presented four-bedroom detached home
- Prime central Westward Ho! location, just a short walk to the beach, cafés, restaurants and shops
- Spectacular sea views towards the North Devon coastline and delightful views over the cricket ground
- Stunning first-floor open-plan living space with vaulted ceiling, underfloor heating and wraparound balcony
- Contemporary kitchen with granite worktops and integrated appliances



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Overview

Perfectly positioned in the very heart of the ever-popular coastal village of Westward Ho!, this exceptional four-bedroom detached home offers an enviable lifestyle where the beach, independent cafés, restaurants, shops and everyday amenities are all just a short stroll from your front door. Built only recently and still benefiting from the remainder of its builder's warranty, the property is presented in immaculate, turnkey condition and enjoys spectacular panoramic outlooks that are sure to impress throughout the year.

One of the home's defining features is its remarkable dual aspect. To one side, breathtaking views stretch across the golden sands and rolling blue waters of the North Devon coastline, providing an ever-changing coastal backdrop from sunrise to sunset. To the other, the picturesque cricket ground offers a charming outlook, creating a wonderfully peaceful setting with something different to enjoy in every season.

Designed to make the very most of its elevated position, the principal living accommodation occupies the first floor. Here, a stunning open-plan living, dining and kitchen space boasts a vaulted ceiling, underfloor heating and an abundance of natural light. Large bi-fold doors open onto a generous wraparound balcony, effortlessly blending indoor and outdoor living while framing those magnificent sea views. Whether entertaining friends, enjoying family meals or simply relaxing with a morning coffee or evening glass of wine, this is a space that truly celebrates its outstanding coastal setting. The beautifully appointed kitchen features granite worktops and a comprehensive range of integrated appliances, perfectly complementing the contemporary feel of the home.

The versatile layout provides excellent flexibility for modern family life. Three bedrooms are situated on the ground floor, including a superb principal bedroom with French doors opening directly onto the enclosed rear garden and a generous guest bedroom with its own en-suite shower room. The remaining bedroom sits alongside a fully equipped second kitchen, creating outstanding potential for multi-generational living, guest accommodation or an independent annexe arrangement if required. A stylish family bathroom completes this level, while the first floor also benefits from a fourth double bedroom with fitted wardrobes, access to the balcony and delightful views across the cricket ground, together with an additional shower room.

Outside, the landscaped rear garden provides a private and level space to relax, featuring a patio, attractive lawns, colourful planted borders and a charming beach-inspired central feature. In addition, the property enjoys a substantial lawned garden to the side, providing a fantastic area for children to play safely, family games, or simply to enjoy the outdoors. Driveway parking and an adjoining garage with an electric door complete the practical appeal of this impressive home.

Offering contemporary comfort, outstanding versatility and an unrivalled location just moments from one of North Devon's finest beaches, this is a rare opportunity to embrace the very best of coastal living. Homes combining such exceptional presentation, flexible accommodation and truly memorable views are seldom available, and an early viewing is highly recommended to appreciate everything this remarkable property has to offer.

-



Ground Floor



First Floor

Total floor area: 142.6 sq.m. (1,535 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





1 Pavilion View, Westward Ho, Bideford, Devon, EX39 1FN



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

1 Pavilion View, Westward Ho, Bideford, Devon, EX39 1FN



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 surrounding area, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach. Originally known as Bideford Quay, the village was renamed *Westward Ho!* after Charles Kingsley's famous novel of the same name. Today, it offers a wonderful blend of traditional seaside charm and modern amenities. A favourite destination for families returning year after year, the long sandy beach is also hugely popular with surfers and horse riders.

Local amenities include newsagents, mini supermarkets, takeaways and a post office. There is also a primary school, health and dental centres, and several churches nearby. Northam offers a public swimming pool and gym, while the neighbouring villages and towns of Appledore, Bideford and Abbotsham provide an excellent choice of restaurants, cafés, pubs and other leisure facilities.

The village is conveniently located within a short drive of the Atlantic Highway (A39), providing excellent road links across the region towards Wadebridge in Cornwall to the south-west and the M5 via Tiverton to the east. Regular bus services also provide easy access to Barnstaple, as well as Bideford, Appledore, Braunton, Croyde and Ilfracombe.

Directions

From Bideford Quay, follow the signs towards Northam and Westward Ho!, continuing straight over Heywood Road Roundabout. On entering Westward Ho!, remain on Atlantic Way before turning right into Beach Road. Follow the road to its end, then turn left into Golf Links Road. Continue for a short distance and Pavilion View will be found on the right-hand side at the junction with Pebbleridge Road. Number 1 will be found on your left-hand side as you enter the development.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

We are here to help you find and buy your new home...

5 Bridgeland Street
Bideford
Devon
EX39 2PS
Tel: 01237 479 999
Email: bideford@bopproperty.com

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01237 479 999

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

