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Changing Lifestyles

1 Pavilion View
Westward Ho
Bideford
Devon
EX39 1FN

Asking Price: £700,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

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

AN EXCEPTIONAL DETACHED COASTAL HOME WITH PARKING & GENEROUS GARDENS



- 4 Bedrooms (1 En-suite)
- Stunning open-plan living, dining & kitchen space with vaulted ceiling, an abundance of natural light & bi-fold doors opening to the Balcony
- Prime central Westward Ho! location, just a short walk to the beach, cafés, restaurants & shops
 - Spectacular sea & cricket ground views
 - Flexible layout with annexe potential
- Enclosed rear garden & generous side lawn
 - Driveway parking & Garage



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Perfectly positioned in the very heart of the ever-popular coastal village of Westward Ho!, this exceptional 4 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, turn-key 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 wrap-around 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.

Council Tax Band

D – Torridge District Council



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





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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 bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Bideford, Braunton, Croyde and Ilfracombe.

Directions

From Bideford Quay, follow the signs towards Northam / Westward Ho!. Continue straight over the Heywood Road roundabout. Upon entering Westward Ho!, remain on Atlantic Way before turning right onto Beach Road. Follow the road to its end, then turn left onto Golf Links Road. Continue for a short distance to where Pavilion View will be found on your 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.

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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		

