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Changing Lifestyles

The White House
4 Beach Road
Westward Ho
Bideford
Devon
EX39 1HQ

Auction Guide Price: £400,000
Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

The White House, 4 Beach Road, Westward Ho, Bideford, Devon, EX39 1HQ

A STRIKING DETACHED HOME WITH A SUPERB 2 BEDROOM ANNEXE



- FOR SALE BY MODERN AUCTION –
 - T & C's apply
 - Subject to Reserve Price
 - Buyers Fees Apply
- The Modern Method of Auction
 - Multiple En-suite Bedrooms
- Elevated Conservatory with impressive sea views
 - Ideal as a family home or successful B & B
- Spacious accommodation arranged over 3 floors plus Cellar
- Large gardens, patio & plentiful off-road parking
 - Excellent opportunity in a rapidly growing coastal location



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Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted, the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Introducing The White House, a striking detached property just a short stroll from Westward Ho's magnificent sandy beach, its lively selection of shops, cafés and bars, and the renowned Royal North Devon Golf Club. With its distinctive whitewashed façade, generous parking and instantly appealing presence, this iconic home is designed to catch the eye the moment you arrive.

The property has proved itself equally successful as a comfortable family home and as a thriving bed and breakfast. It is thought to be ideal for an investment buyer wishing to continue the bed and breakfast business, or for a multi-generation family, particularly as there is a superb 2 Bedroom detached annexe set within the garden.

From the front, the house enjoys impressive kerb appeal with a wide driveway providing plentiful off-road parking, complemented by an attractive front garden with an ornamental tree. A crazy-paved path leads around to a large lawned side garden, which, in turn, connects to the rear garden and the entrance to the annexe.

The main house offers considerable versatility and can be arranged to suit a variety of preferences. It is currently laid out over 3 floors, in addition to a large cellar. The ground floor is arranged to include a modern Kitchen with breakfast bar, an impressive formal Dining Room, a Utility Room and 3 spacious En-suite Bedrooms. On the first floor there are 3 further Bedrooms (1 En-suite) together with a 4-piece Bathroom. This level also benefits from a superb elevated Conservatory, perfectly positioned to enjoy exceptional sea views. Stairs rise again to the upper floor where 3 additional rooms can be found. These have limited ceiling height and require some upkeep, which is why they have not been included in the official bedroom count.

To the rear of the house lies a fully enclosed lawned garden with a patio area and a couple of useful storage sheds.

The 2 Bedroom annexe is very well-presented and offers an open-plan living space incorporating the Kitchen, Dining and Sitting area, along with 2 double Bedrooms and a Shower Room. An area of decking to the front provides a pleasant spot to sit out and relax.

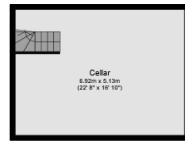
The White House represents a rare opportunity to secure a truly exceptional property in a rapidly growing coastal location. Whether you are seeking an inviting permanent residence or a lucrative bed and breakfast venture, this home delivers remarkable potential. Contact our office today to arrange a viewing and make the most of this one-of-a-kind offering.

Agents Note

A new boiler has recently been installed at the main house.

Council Tax Band

Main House = D / Annexe = A – Torrington District Council



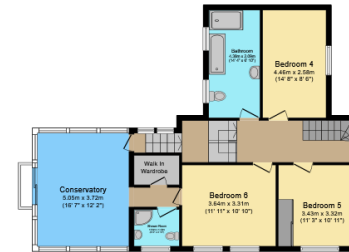
Cellar

Floor area 35.0 sq.m.
(377 sq.ft.)



Ground Floor

Floor area 111.1 sq.m. (1,196 sq.ft.)



First Floor

Floor area 85.2 sq.m. (917 sq.ft.)



Second Floor

Floor area 45.0 sq.m.
(484 sq.ft.)



Annexe

Floor area 48.8 sq.m. (525 sq.ft.)

Total floor area: 325.0 sq.m. (3,499 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, proceed towards Northam. At the Heywood Road roundabout, continue straight across signposted Northam / Westward Ho! and proceed without deviation on Heywood Road as the road descends and ascends back up the hill. Proceed straight ahead to Westward Ho! continuing down the hill onto Atlantic Way. Take the right hand turning onto Beach Road. The White House (number 4) will be found on your right hand side.

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.

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

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EX39 2PS
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Email: bideford@bopproperty.com

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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		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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