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Changing Lifestyles

4 Pines Close
Westward Ho
Bideford
Devon
EX39 1FS

Guide Price: £600,000 Freehold



Changing Lifestyles

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4 Pines Close, Westward Ho, Bideford, Devon, EX39 1FS

AN IMPRESSIVE DETACHED DORMER-STYLE BUNGALOW



- 3 double Bedrooms (2 En-suite)
- Open-plan Lounge / Dining Room & Kitchen
 - Separate Utility Room
 - Ground Floor Shower Room
- Double Garage & ample parking
- Rear garden enjoying a high degree of privacy & a sunny aspect
- Tranquil cul-de-sac location of only 7 uniquely designed properties
- Currently providing a lucrative holiday letting income with a contract running throughout 2024
- Situated on the outskirts of Westward Ho!



Nestled within a tranquil cul-de-sac of only 7 uniquely designed properties stands this impressive 3 double Bedroom detached dormer-style bungalow, constructed in 2019 with meticulous attention to detail and energy efficiency.

Currently providing a lucrative holiday letting income with a contract running throughout 2024, the property occupies an enviable position on the outskirts of the beloved North Devon holiday destination of Westward Ho!, renowned for its expansive family-friendly beach offering breathtaking views across Barnstaple and Bideford Bay towards Saunton. Beyond the picturesque pebbleridge lies the stunning scenery of the Northam Burrows Country Park and the Royal North Devon Golf Course.

With underfloor heating and PV solar panels, this residence combines comfort with sustainability. Featuring a harmonious blend of traditional construction and contemporary finishes, the exterior is adorned with render, weatherboarding and a slate roof, complemented by a Double Garage and ample parking.

Inside, spacious room proportions and modern design elements create an inviting atmosphere. The Hallway leads to the heart of the home – an impressive open-plan Lounge / Dining Room and Kitchen. The Kitchen boasts contemporary high gloss, soft-closing units and Neff appliances, while a separate Utility Room provides access to the Double Garage. Additionally, a Ground Floor double Bedroom is accompanied by a separate Shower Room.

Upstairs, a galleried Landing grants access to two double Bedrooms, each with its own En-Suite Shower Room.

Outside, are well-stocked flower and shrub borders and beds, extensive slabbed pathways, patio areas and formal lawns with the rear garden enjoying a high degree of privacy and a sunny aspect.



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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.



Internal Description

Gabled Entrance Canopy

Reception Hall

Dogleg staircase rising to Galleried Landing with solid oak handrails and balustrades. Underfloor heating.

Open-plan Lounge / Dining Room / Kitchen - Underfloor heating.

Lounge / Diner - 23'8" x 16'10" (7.21m x 5.13m)

An impressive double aspect room with large window and large French doors leading onto the rear garden. Feature part-vaulted ceiling. Wall lights, TV point, underfloor heating.

Kitchen - 12'11" x 11'6" (3.94m x 3.5m)

Equipped with a comprehensive range of high quality light grey gloss soft-closing units, worktop surfaces and 1.5 bowl stainless steel sink unit. Multi-ring NEFF induction hob with coloured glass splashback and NEFF extractor canopy over. Further worktop surfaces with storage cupboards and drawers below. Larder cupboards. Built-in NEFF oven and grill, built-in wine cooler. Integrated fridge freezer and dishwasher. Stainless steel effect plinths with lighting. Views of the rear garden.

Utility Room

Grey granite effect worktop surface with inset single drainer stainless steel sink unit, storage cupboards and appliance space below. Plumbing for washing machine. Space for tumble dryer. Door to Double Garage.

Bedroom 3 - 12'3" x 11'2" (3.73m x 3.4m)

Double glazed window overlooking the front garden. Underfloor heating.

Shower Room - 9'7" x 6'8" (2.92m x 2.03m)

A spacious room with 3-piece white suite comprising double shower enclosure, vanity wash hand basin with storage cupboards and hidden cistern WC. Heated towel rail, extensive wall tiling, electric shaver point, tiled flooring with underfloor heating.

Galleried First Floor Landing

Hatch access to loft space. Radiator.

Bedroom 1 - 12'8" x 9'7" (3.86m x 2.92m)

Double glazed dormer-style window. Full-length fitted wardrobes. Radiator.

En-suite Bathroom - 7'9" x 5'4" (2.36m x 1.63m)

White suite comprising modern panelled bath with shower over, vanity wash hand basin with storage cupboards and

WC. Heated towel rail, shaver point, extractor fan, extensive wall tiling, tiled flooring.

Bedroom 2 - 12'9" x 11'3" (3.89m x 3.43m)

Dormer window. Full-length fitted wardrobes. Radiator.

En-suite Shower Room - 7'10" (2.4m) x 7'3" (2.2m) maximum overall

White suite comprising corner shower enclosure, vanity wash hand basin with storage cupboards and WC. Extensive wall tiling, heated towel rail, shaver point, tiled flooring, extractor fan.

Outside

To the front of the property are attractive, well-stocked flower and shrub borders and beds.

Pathways provide all-round gated access onto a delightful and generous rear garden bounded by a combination of natural stone walls and timber panel fencing. Pathways lead to generous patios and lawns.


A private driveway provides off-road parking and leads to a Double Garage.

Double Garage - 18'10" x 8' (5.74m x 2.44m)

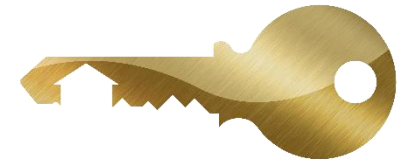
Electrically operated up and over door. Gas fired central heating and domestic hot water boiler. Hot water tank. Door to rear garden.

Council Tax Band

Currently deleted but previously E - Torrridge District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	88
(69-80) C		
(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	







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Directions

From Heywood Road roundabout on the A39, head towards Bude. At the traffic lights, turn right towards Westward Ho! Continue on this road without deviation to Cornborough Cross and turn left onto Cornborough Road. Continue a short distance to where Pines Close will be found on your right hand side, approximately halfway up the hill. Number 4 will clearly display a numberplate.

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

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