



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



A superb reverse level detached 4 Bedroom house set in large gardens with Large single Garage enjoying the most spectacular vista of Westward Ho! its beach and Bideford and Barnstaple Bays. Available with early vacant possession and No on-going chain.

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PROPERTY

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Wuthering Heights, 10 Stanwell Drive,
 Westward Ho, Bideford, Devon, EX39 1HE |
 Guide Price £600,000

Briefly the property comprises: Entrance Hall, Triple aspect 18` Lounge, 18` superbly fitted Kitchen/Diner, Bedroom 1 with Ensuite Cloakroom and Utility, Lower floor offering: Hallway 3 further bedrooms, Family Bathroom and Conservatory. Outside large parking and turning area Double Garage, large well tended Gardens with paved and chipping patio,potential vegetable garden area and further wooded area with potential for access to the centre of Westward Ho!

Westward Ho! in North Devon is a coastal gem renowned for its stunning natural beauty and rich history. Named after the Charles Kingsley novel, this seaside village boasts a picturesque stretch of golden sandy beach, perfect for sunbathing, surfing, and family picnics. The village itself exudes a charming maritime character, with colourful beach huts, quaint cafes, and traditional pubs lining its streets. Beyond its coastal allure, Westward Ho! offers a plethora of outdoor activities, from scenic coastal walks along the South West Coast Path to exhilarating water sports in the Atlantic Ocean. With its laid-back atmosphere, breathtaking vistas, and vibrant community spirit, Westward Ho! captures the essence of quintessential coastal living in North Devon

Directions to Find:

From The Quay, continue along the A386 passing Morrisons Supermarket on your right. Proceed up the hill until reaching the Heywood Road roundabout. At the roundabout take the 1st exit left onto the North Devon Link Road towards Bude and take the first exit signed posted towards Westward Ho! Continue on this road for approximately 1/2 mile and take the left hand turn into Cornborough Road. Take the first right into Stanwell Drive continue to the very end and the private access drive will be seen straight ahead

Entrance Hall: Tiled floor, coving to ceiling, radiator, half glazed UPVC stained glass double glazed front door off. Staircase down to lower floor with superb stained glass internal window at the head of the stairs.

Cloakroom: Low level WC and wash hand basin, coving to ceiling, spotlights, tiled floor, extractor.

Lounge 18'0" (5.49m) x 12'8" (3.86m): Marble fireplace with gas fire, triple aspect UPVC double glazed windows enjoying fantastic panoramic beach and sea views, radiator

Bedroom 1 13'0" (3.96m) x 10'9" (3.28m): Built in wardrobes to 1 wall, radiator, heated towel rail, UPVC double glazed window. Light oak laminate floor

Ensuite 10'9" (3.28m) x 3'10" (1.17m): Fitted with a white three piece suite comprising, enclosed shower cubicle with thermostatic shower, vanity wash hand basin, close coupledl WC, duoble radiator, UPVC double glazed window, tiled floor

Utility 8'8" (2.64m) x 7'6" (2.29m): Fitted with a range of light oak edged units with worktops, 2 larder cupboards, inset 1 1/2 bowl sink unit. Tiled floor, Viessman gas fired boiler feeding hot water and central heating, plumbing for washing machine, coving to ceiling, spotlights, loft access, UPVC double glazed window, radiator.

Kitchen/Diner 18'0" (5.49m) x 12'7" (3.84m) : Fitted with a Creamgloss range of base and wall cupboards with marble worktops, with integrated Oven, Microwave, Dishwasher Hob and extractor, central island unit with marble worktop, double aspect UPVC double glazed windows enjoying fantastic beach and sea views, tiled floor, radiator

Lower Hall Radiator, coving to ceiling, UPVC double glazed french doors off to:

Conservatory 11'5" (3.48m) x 10'7" (3.23m): UPVC double glzed windows, polycarbonate roof.

Bedroom 2 12'9" (3.89m) x 8'9" (2.67m): Double radiator, built in wardrobe, double radiator, UPVC double glazed window.

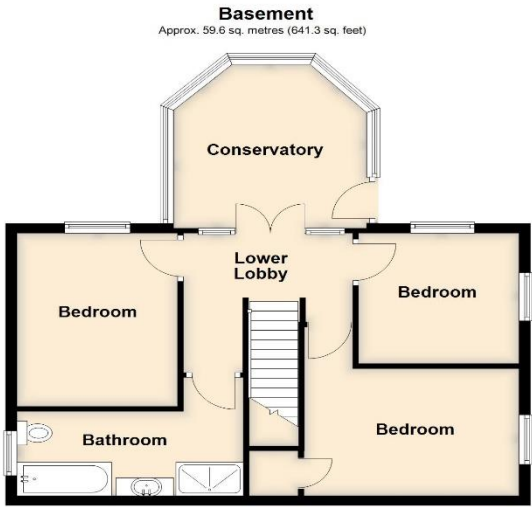
Bedroom 3 11'10" (3.61m) x 9'6" (2.9m): Double radiator, UPVC double glazed window, coving to ceiling

Bedroom 4 9'6" (2.9m) x 8'10" (2.69m): Radiator, double aspect UPVC double glazed windows, coving to ceiling

Bathroom 12'8" (3.86m) x 8'9" (2.67m): Fitted with a 4 piece champagne suite comprising, modern panelled spa bath, vanity wash hand basin close coupled WC and shower cubicle, extractor, coving to ceiling, UPVC double glazed window, tiled floor, radiator, extractor, spotlights

Outside: The property is approached by a private tarmac drive leading to a large parking and turning area. There is a side gated access to either side, the first leading to an enlosed chipping garden area, the second to steps leading down to the rear Garden. Paved patio area and chipping area. Extensive flower beds with mature shrubs and plants. Through a further gate is another good sized enclosed garden area with Garden Shed. The total area is approximately 0.4 of an acre Outside tap. Accessed from the side of the property is a Cellar area providing most useful storage. From the rear garden there are steps down to Stanwell Hill and across the road is a further area of woodland of approximately 0.1 of and acre which stretches down to Fosceth Hill. At one time there was a useable pathway , this is now overgrown.

Garage 18'8" (5.69m) x 10'0" (3.05m): Auto roller door, power light and tap connected



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