



MOORCOTT,
SILFORD CROSS, WESTWARD HO!, BIDEFORD, DEVON, EX39 3PT

Exclusive Homes
£695,000

Moorcott is a truly impressive detached family home, offering particularly spacious accommodation with great adaptability throughout. comprising 5 double bedrooms, 3 with en-suite, both ground & first floor lounges, office/bedroom 6 and a show stopping kitchen/dining/family room with bifold doors to the garden.

Situated in an accessible location on the outer fringes of Westward Ho!, the long sandy beach is within a mile whilst scenic walks and stunning sunsets can be enjoyed from the nearby South West Coast path.

Whilst the kitchen area takes centre stage as the hub of this wonderful home, this in no way diminishes the quality throughout the remainder of the property, the vast entrance hall with feature ash staircase providing an excellent first impression and welcome to Moorcott, setting the tone as you move through each of the comfortable living areas and ground floor bedrooms.

Extending to approximately 3200sqft overall, the ground floor includes a relaxing lounge with imposing feature fireplace and French doors to the front gardens. The fabulous kitchen enjoys an abundance of natural light, enhanced by a polished porcelain tile floor and provides an excellent connection with the garden via bifold doors.

3 large ground floor bedrooms (1 en-suite) and the family bathroom offer great versatility and ensures Moorcott appeals equally as a large family home or a property for dual occupancy living. Additionally, the generous office is ideal for those seeking a dedicated space to work from home, keep on top of household admin or utilise as a 6th bedroom if required.

Continuing to the first floor, a second lounge/sitting room enjoys a south facing aspect with French doors and Juliet balcony. An excellent space currently utilised as the family cinema but with ample space to enjoy as a games/hobby room.

Two further en-suite bedrooms are accessed via the landing, each with plenty of built-in storage solutions in the form of wardrobes and bespoke fitted drawers whilst enjoying a pleasant outlook over the garden.





Outside

Externally, attractive gardens are located to both the front & rear with lawned areas complimented by a wealth of vibrant flowers, shrubs & trees together with 2 patio areas.

Moorcott is accessed via double entrance gates onto a tarmac driveway leading to the double garage, which together with a large area of stone chippings, provides ample parking and turning space. Beyond the garage is a useful 18'4 x 7'9 workshop, a great space for crafting, upcycling or purely for garden storage.

Location

Moorcott is on the rural fringe of Westward Ho! the location is very accessible and is within easy reach of local shopping facilities, schooling, doctors & dental surgeries. The long golden sandy beach at Westward Ho! together with the Royal North Devon golf club are just over a mile away, with the quaint fishing village of Appledore approximately 2 miles & the Port & Market town of Bideford just over 2 miles. The regional centre of North Devon, Barnstaple is approximately 10 miles, whilst the motorway network, junction 27 of the M5 is within approximately 45 miles.

Need to Know

- Mains water & electricity are connected
- Oil fired central heating
- Shared Septic Tank Drainage
- Council Tax - Band D (£2385.71 per annum)
- Energy Performance Certificate D (56)

Directions

From Bideford Quay proceeds towards Northam & Westward Ho along Kingsley Road. Upon reaching the Heywood Road roundabout, take the first exit onto the A39 link road signposted for Bude. Continue on this road for approximately ½ a mile turning right onto the B3236, signposted for Westward Ho! Proceed on this road for approximately ¼ of a mile, where the property will be seen on the right hand side with a nameplate displayed.

What3Words: ars.orange.magic





24 The Quay | Bideford | Devon | EX39 2EZ



rightmove 

t: 01237 422433

e: info@regencyestateagents.com

w: regencyestateagents.com

