



BEACHWOOD HOUSE  
4 PEBBLERIDGE ROAD, WESTWARD HO!, DEVON, EX39 1HN

*Exclusive Homes*  
£750,000



We are thrilled to present this exceptional and beautifully detached residence, enviably located on the very edge of the picturesque Northam Burrows Country Park. Just a short, leisurely walk from the stunning, award-winning golden sandy beach, this home enjoys a truly privileged setting. One of its most outstanding features is the uninterrupted, panoramic vista it affords - stretching across the peaceful expanse of the country park, sweeping over the renowned Pebbleridge, and culminating in breathtaking views of the magnificent bay beyond.

This impeccably presented home boasts four generously proportioned bedrooms, two of which are complemented by their own private en-suite bathrooms - perfectly balancing comfort, convenience, and privacy for both family members and guests. Every inch of the interior has been thoughtfully curated and stylishly appointed, blending sophisticated contemporary design with an inviting coastal charm.

The property offers two distinct reception rooms. At the front of the house, the main lounge exudes warmth and character, centred around a charming fireplace with a wood-burning stove - creating an ideal space for relaxing evenings. To the rear, the heart of the home unfolds into a stunning open-plan kitchen and dining area, designed to impress and entertain. The kitchen is fully equipped with high-end integrated appliances and a striking central island, while the spacious dining zone features elegant bi-fold doors that seamlessly connect the interior with the beautifully landscaped rear garden, allowing natural light to flood the space and extending the living area outdoors.

Whether you're looking for a permanent family residence, a high-end coastal escape, or a lucrative holiday let, this property combines versatility, luxury, and an enviable lifestyle in one remarkable package.

#### Outside:

The home sits proudly on a substantial end plot and is approached via a private driveway that provides ample off-road parking for multiple vehicles. A neatly manicured lawn, framed with attractive shrubs and hedging, greets you at the front, creating a warm and welcoming entrance. The surrounding garden wraps around the home, thoughtfully landscaped with a blend of lush lawn and practical hard-standing areas, ensuring ease of use throughout the seasons.







A standout feature is the elevated patio terrace that seamlessly flows from the kitchen - the perfect setting for al fresco dining, morning coffee, or evening relaxation, all while soaking in the spectacular scenery. Additionally, there is convenient rear access leading directly into Northam Burrows, ideal for those who enjoy coastal walks, nature, and outdoor pursuits.

Please Note: There is also the opportunity to extend the property with planning permission granted for a 2 storey extension - please ask for more information on this.

### LOCATION

Westward Ho! boasts numerous popular cafes, bars & restaurants together with its dog friendly long sandy beach and access to Northam Burrows. Towards the edge of the village you will find the country's oldest links golf course; The Royal North Devon, whilst picturesque cliff tops walks can be enjoyed along Kipling Tors and out to Greycliff on the South West Coast Path, where some truly stunning sunsets can be enjoyed.

The Port & Market town of Bideford is approximately 4 miles away offering a good selection of both local & national shopping facilities, a choice of schooling and numerous recreational pursuits. The regional centre of North Devon, Barnstaple is within easy reach (approximately 11 miles) via the North Devon Link Road, whilst the motorway network (junction 27 of the M5) is around a 45 minute drive.

### NEED TO KNOW

All Mains Services are Connected  
Gas Fired Central Heating  
Energy Performance Certificate (EPC): C (72)  
Council Tax 'Band E' (£2222.49 per annum)







**24 The Quay | Bideford | Devon | EX39 2EZ**



**t:** 01237 422433

**e:** [info@regencyestateagents.com](mailto:info@regencyestateagents.com)

**w:** [regencyestateagents.com](http://regencyestateagents.com)

