



2 CORNBOROUGH ROAD  
WESTWARD HO! DEVON, EX39 1AA

O.I.R.O £675,000



A superb 5 bedroom, 5 reception room detached residence situated in a convenient location close to the coast, being individual & extremely spacious with the adaptable accommodation being offered in first class order throughout together with a large attractive double plot garden enjoying privacy, 24' garage & ample off road parking.

The majority of the accommodation is located on the ground floor & comprises a spacious entrance hall with a 23' Living Room leading through to a further 19' Reception Room, currently used as a Games Room.

A superb modern Kitchen overlooks the rear garden, with Granite work tops and built-in appliances, whilst door access leads into a useful large Utility Room. French doors lead from the kitchen into a 19' Dining/Breakfast Room, which opens into a further 16' Sitting Room.

Accessed from the Entrance Hall, a splendid 17' uPVC double glazed Conservatory takes full advantage of the views over the rear garden, whilst 3 Double Bedrooms, each with extensive quality fitted wardrobes & drawers, together with a well appointed spacious Shower Room with underfloor heating, complete the ground floor accommodation.

On the first floor a large 18' x 17' Guest Bedroom enjoys a dual aspect to both the front & rear of the property with coastal glimpses, whilst an impressive 23' x 18' Master Bedroom leads into a large 18' x 16' Dressing Room with extensive quality fitted wardrobes, cupboards & drawers, which in turn leads into a spacious & well appointed En-Suite Bathroom.

At the front of the property is a large block paved driveway for several vehicles together with an attractive level lawned garden with mature hedging, flowers & shrubs.







The delightful large rear garden is a particular feature, enjoying a south facing aspect & areas of complete privacy, with a wealth of flowers, shrubs, trees & bushes together with extensive patio seating area, raised timber decking, greenhouse, charming stone potting shed & a wildlife pond with water feature.

An oversized 24' x 12' garage with electric up & over door benefits from both a pedestrian door onto the rear garden & an internal door into the dining/ breakfast room.

Cornborough Road is within 1 mile of the long golden sandy beach of Westward Ho! whilst picturesque coastal walks are close by together with the country's oldest golf course, The Royal North Devon. The Port & Market town of Bideford is approximately 2.5 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.

uPVC double glazing.

Gas fired central heating.

EPC – C (79)

COUNCIL TAX BAND – 'F' (£2,870.90 per annum)

#### DIRECTIONS

From Bideford Quay proceed towards Northam, Westward Ho! and Appledore. After passing the A386 Churchill Way on the right (signposted Appledore) take the second left onto Bay View Road. Continue to the end of the road and turn left and then immediately right onto Cornborough Road. Number 2 will be seen after a short distance on the left hand side.







24 The Quay | Bideford | Devon | EX39 2EZ



@RegencyBideford



Regency Bideford



RegencyBideford

t: 01237 422433

e: [info@regencystateagents.com](mailto:info@regencystateagents.com)

w: [www.regencystateagents.com](http://www.regencystateagents.com)



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