

Imposing Edwardian House - Westleigh

West Living House Westleigh, Bideford, EX39 4NL

Offers In Excess Of

£950,000



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A Pretty Detached 5 Bedroom House With Stunning Views In Private Grounds.

West Living House Westleigh, Bideford, EX39 4NL



A large 5 bedroom detached property offering the best combination of coast and country. Sat in an elevated position within its own large garden with no near neighbours, complete privacy and breathtaking views.

West Living is a fine Edwardian residence marketed for the first time since 1968 having been previously owned by the Christie family of Tapley Estate.

The property consists of 5 bedrooms all of which have great proportions, 3 reception rooms and a kitchen breakfast room. Offering excellent family living accommodation with excellent travel links, and bus routes within a short stroll. The imposing property is located in the popular village of Westleigh, Nr Instow. The village has an excellent local pub, bustling community atmosphere and many local events.

Stepping inside you have a formal entrance hall with two reception rooms leading off and stairs to the first floor. An inner hallway leads to the kitchen / breakfast room and further lounge with rear staircase. The formal lounge is a large and light space being dual aspect. Enjoying a fantastic view even at ground floor level. A central fireplace creates a lovely focal point to the room. With 'picture framed' wooden double glazed windows.

The dining room has a stunning view of the garden again with wooden double glazed windows. An excellent spot for formal hosting with family and friends. A further fireplace creates a feature to the room along with the stunning parquet flooring underfoot.

Down the hall, there is a lovely snug with wood-burning stove creating a welcoming heat and an inviting spot for a chilled TV room. A versatile space which could be used for all sorts of things, play room, study or library.

The kitchen breakfast room enjoys the far reaching estuary views. With a Rayburn which is a pleasant background heat. The kitchen has ample space for a table and is perfect for occasional eating. With a range of built in storage and kitchen sink with a fabulous view!

DETAILS

West Living sits centrally within its comfortable grounds of about 0.6 acres in a ring fenced plot. The gardens enjoy all day sun and beautiful far reaching views. A long established plot with shrubs and borders including a mature orchard of apple and plum trees. The top lawn offers a sheltered and level area excellent for a badminton, bowls or outside games.

The wrap around garden is laid mainly to lawn and offers ample space to sit out and enjoy the sun and the views. However, it could be redesigned for a variety of uses. The front patio offers an excellent spot to sit out and enjoy some fine alfresco dining or summers entertaining.

Westleigh strikes the perfect balance between tranquil rural living and convenient access to local amenities. With historic cottages, panoramic estuary views, and a village pub that's the heart of the community, it's ideal for those seeking a relaxed, friendly atmosphere.

Instow (2 miles) – A delightful coastal village with a sandy beach, ideal for paddleboarding, dog walks, and enjoying sunsets. There's also a passenger ferry across to Appledore in summer.

Appledore (3 miles) – A charming fishing village with narrow lanes, galleries, and a vibrant arts scene. Visit during the Appledore Book Festival or stroll along the quay for fish & chips.

Bideford (2 miles) – Your closest town, Bideford offers supermarkets, schools, shops, and the historic Pannier Market. The town is also a hub for exploring North Devon with connections to the Tarka Trail and coastal footpaths. With excellent national and local retailers, boutique shops, florists and many a place to eat out.

VIEWING

By appointment only with Phillips Smith & Dunn,
Bideford office - call (01237) 879797





For more information about this property, be sure to contact our Bideford branch or to arrange your viewing appointment. Property is available, no onward chain and with vacant possession.

The situation of West Living warrants a viewing to get a true understanding of its privacy, tranquility and stunning views. Contact the team for more information.

EPC = E
North Devon District Council



DIRECTIONS

What 3 Words: crowned.sharpens.stumpy Directions - From Bideford proceeding out of the town towards the villages of Westleigh and Instow on the B3233. When on the 'Westleigh Straight' turning right towards Westleigh village. Follow the road for about half a mile, take a right turning follow the road for a further 200 yards where the gates to the property are in front with name sign clearly displayed.



VIEWING

By appointment through
Phillips, Smith & Dunn
Barnstaple Office 01271
327878 Or, out of usual office
hours contact Edward on
07772363674



GROUND FLOOR
1795 sq.ft. (166.7 sq.m.) approx.



1ST FLOOR
1164 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA : 2921sq.ft. (271.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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