



Matusadona







Matusadona 6A, Tors View

Westward Ho!, Bideford, Devon, EX39 1XJ

Westward Ho! 1 mile, Bideford 3 miles, Barnstaple 10 miles

An extraordinary coastal home which offers over 7600 square feet of stylish accommodation and enjoys spectacular sea views.

- Simply breath-taking uninterrupted views
- 7 Bedrooms, 7 Bathrooms
- Adjoining the AONB and within UNESCO biosphere
- Freehold
- In all 7634 sq.ft of accommodation
- Cinema and Pool room
- Extensive parking and double garage
- Council tax band G

Offers In Excess Of £1,600,000

Stags Bideford

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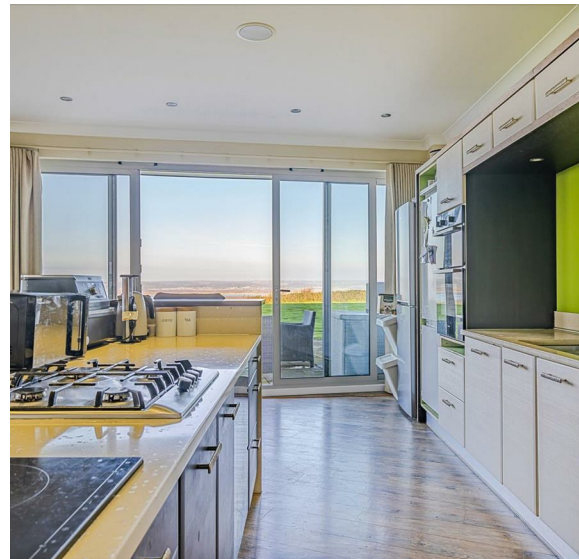
DESCRIPTION

Poised in an enviable elevated position with arguably some of the best views North Devon has to offer, Matusadona is a unique and extraordinary coastal home which offers over 7600 square feet of stylish accommodation and is set with gardens which directly front the Southwest Coast Path. Built by the current owners, this substantial and impressive property offers incredibly spacious open-plan living that flows seamlessly from room to room and out onto its vast terrace and gardens. With high ceilings, huge windows and 180 degree first floor balcony, Matusadona has clearly been designed to take full advantage of its unique position and breath-taking panoramic views over Westward Ho! The Burrows, out to sea, Saunton and Lundy Island in the distance.

ACCOMMODATION

On entry via the front porch you are immediately welcomed by a jaw-dropping entrance hall with a stainless steel and glass spiral staircase central to the room which sets the tone for the rest of the house. The ground floor accommodation includes a wc, utility room, wonderful cinema room, office/reception room, swimming pool (which does require finishing) and possibly the most impressive room of the property which is the spectacular kitchen/sitting/dining and all round entertaining area which provides 2128 square feet of space and has direct access out to the terrace and gardens. The space includes a well-equipped kitchen complete with breakfast bar and is positioned at one end with views out to sea, a wood burner, and 3 sets of sliding doors leading to the garden terrace.- perfect for alfresco dining and enjoying those uninterrupted views. A wonderfully versatile space which is ideal for entertaining.

The impressive accommodation continues on the first floor where there are 7 double bedrooms all with ensuites. 3 of these are positioned facing the sea and benefit from direct access onto the 180 degree balcony. The principal bedroom benefits from a walk-in wardrobe and an ensuite bathroom which includes a walk-in shower, WC, sink and freestanding bath with unbeatable views.





OUTSIDE

Approached via electric gate with extensive driveway parking for a number of vehicles, motorhome, boat etc. Double garage with up and over doors and access into the downstairs utility room. The large gardens to the property are mainly lawn, located to the rear and face those glorious views with the South West coastal path below. A partially covered patio terrace hugs the property and offers spectacular views for dining.

SITUATION

Westward Ho! is within walking distance with its three mile long safe and sandy beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club. In addition there is an excellent range of amenities including pubs, cafes, two small supermarkets, and diverse range of places to eat. The South West Coast Path, which affords stunning walks with stunning vistas of the rugged North Devon coastline is also within easy reach on foot or cycling. The nearby village of Appledore is a quaint fisherman's village with a range of amenities including a public slipway, cafes, restaurants, Post Office/ delicatessen, galleries, pubs, a hotel and a primary school.

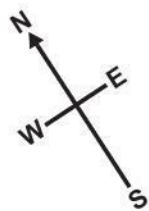
The larger port and market town of Bideford is located 3 miles away and sits on the banks of the River Torridge and has a wider range of amenities with the regional centre of Barnstaple is approximately 11 miles away and offers all the area's main business, motorway access, train station, shopping and commercial venues. The North Devon Link Road is easily accessible with Exeter around 32 miles away and Tiverton just 50 minutes with Tiverton Parkway offering fast service trains to London Paddington in a further 2 hours.

PROPERTY INFORMATION

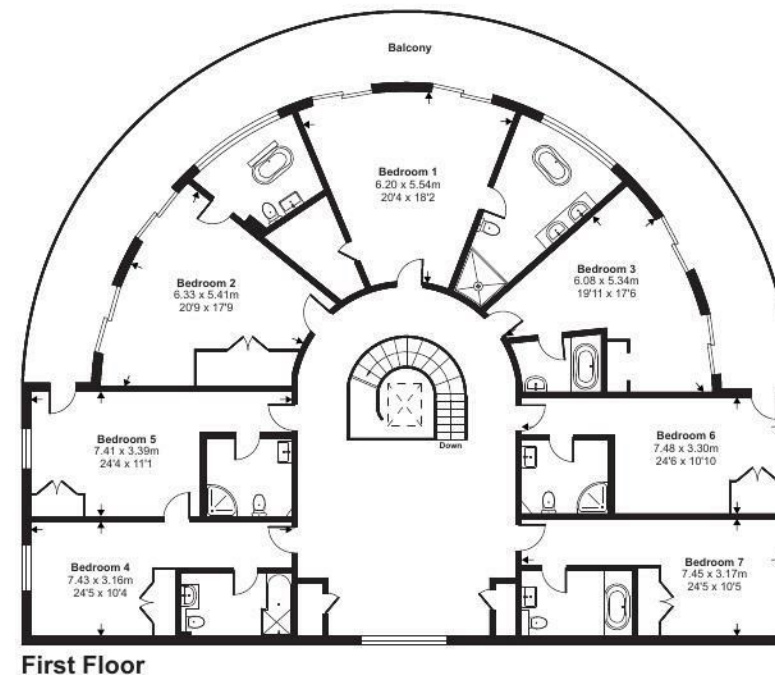
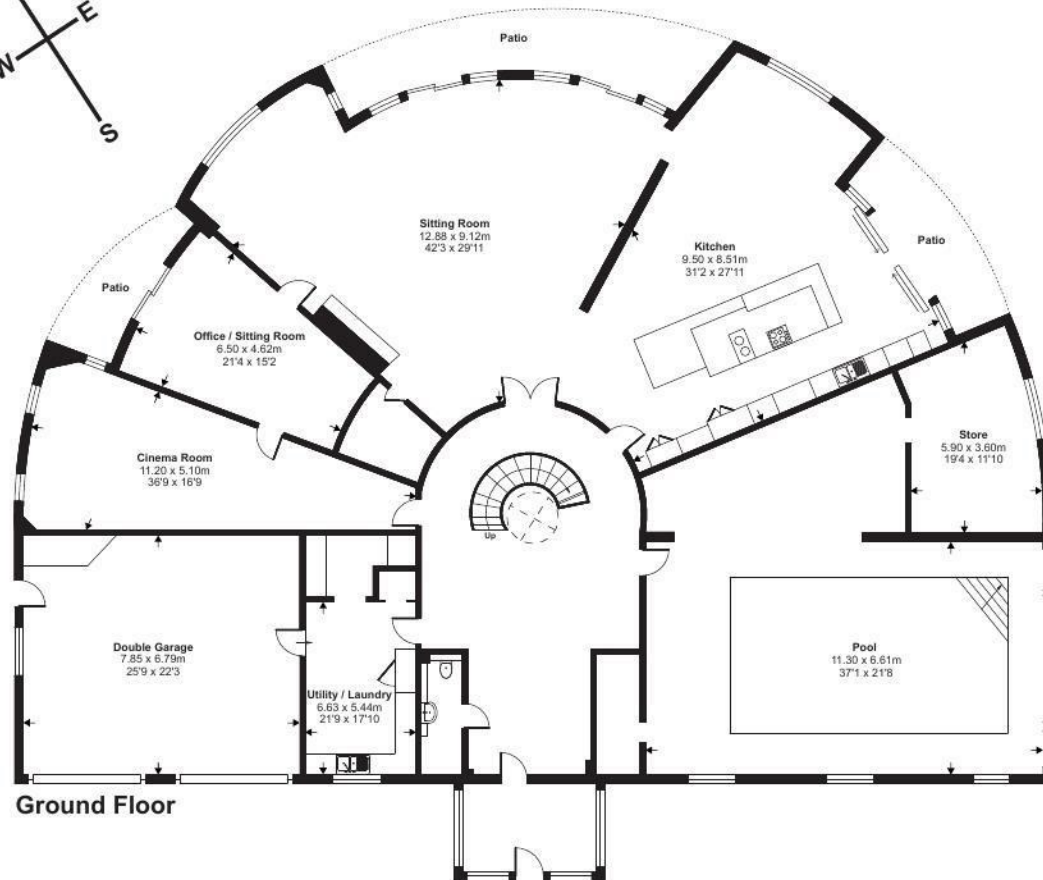
All mains connected
Underfloor heating on both floors.
Gas central heating
Council tax band G
Freehold

AGENT NOTE

Adjoining building plot available by separate negotiation. For more information please contact the selling agent.



Approximate Area = 7634 sq ft / 709.2 sq m
Garage = 574 sq ft / 53.3 sq m
Total = 8208 sq ft / 762.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1214752



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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		



