



1 Southmoor House
Buckleigh, Westward Ho! Devon EX39 3PU

Offers in excess of: £325,000

HARDING & CO
ESTATE AGENTS & VALUERS

Rarely does such a stunning property come onto the market. Harding & Co are delighted to offer a unique opportunity to acquire an elegant and incredibly spacious 4 bedroom Georgian property on the outskirts of Westward Ho! with a generous mature garden and parking. The house is the main section of a substantial former Gentleman's Residence with two beautiful principle reception rooms comprising a large sitting room and a dining room, both with access to an attractive veranda. There are superb hallway and landing spaces, a kitchen with adjoining utility, ground-floor WC, four very generous bedrooms (one with en-suite shower room) and a beautiful bathroom.

The property offers a sense of immense space and natural light, with its large sash windows and tall ceilings, and is full of original features of its Georgian period.

The gardens to 1 Southmoor wrap around the property on its southern side – offering all day sunshine and light for the house. There is a lawn with mature borders plus various corners for outdoor entertaining – including a covered veranda running the length of the southern elevation. There is off-road parking for at least 3 vehicles.

Situation: The property is within walking distance of the South West Coast Path, the popular Torrs and Westward Ho! beach.

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lies Northam Burrows Country Park and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found.

Services: Mains electricity, water and drainage. Gas central heating system.

Tenure: Freehold (No Chain).

Energy Performance Certificate: D

Council Tax Banding: A

Directions: From Bideford Quay, proceed to the Heywood Roundabout and turn left onto the A39 signposted to Bude. At the traffic lights, turn right to Westward Ho! After approximately ¼ mile, just after the "WELCOME TO WESTWARD HO!" sign, there is a private lane on the right. Drive down the end of the lane and turn left.





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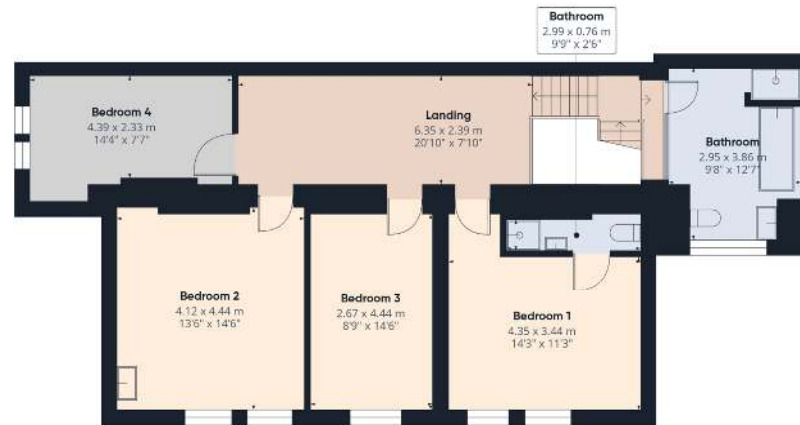
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Floor 0



Floor 1



Approximate total area⁽¹⁾
199.4 m²
2149 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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