



# ROCKPOOL HOUSE

AVON LANE, WESTWARD HO!, BIDEFORD, DEVON, EX39 1LW

£650,000



Rockpool House is a striking new-build coastal home that effortlessly blends contemporary design with breathtaking ocean views. Positioned in the heart of sought-after Westward Ho!, this exceptional property offers a rare opportunity with no occupancy restrictions, making it equally suited as a luxury holiday let, second home, or full-time residence.

Designed with an innovative reverse-living layout, the home maximises its elevated outlook, with the stunning first-floor open-plan kitchen, dining, and living space forming the social heart of the house. Flooded with natural light, this beautifully finished area boasts ample built-in storage, a stylish WC, and double doors opening onto a private balcony - the perfect spot to relax or entertain while enjoying panoramic views across the cricket pitch and out to the Atlantic beyond.

The ground floor hosts four generous double bedrooms, including an impressive primary suite featuring a sleek ensuite shower room and double doors opening directly onto the rear garden. Bedroom two benefits from a walk-in wardrobe, while the remaining bedrooms are equally well-proportioned, offering flexibility for family, guests, or home working. In total, the property provides two and a half beautifully appointed bathrooms, finished to a high contemporary standard.







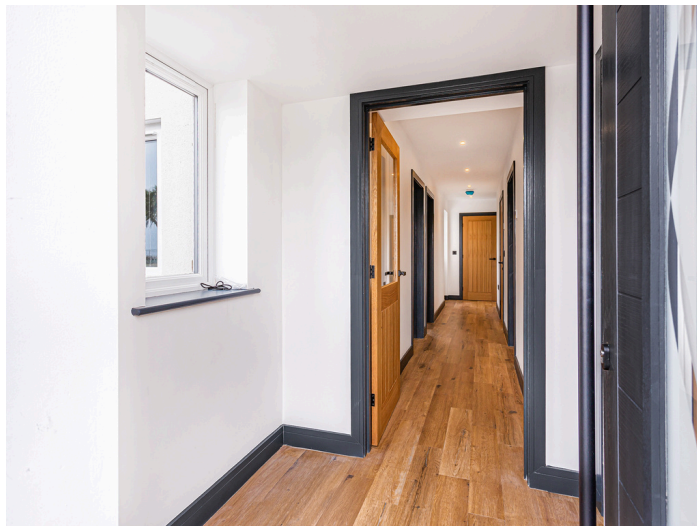
Outside, Rockpool House continues to impress. A private driveway offers off-road parking for up to three vehicles, complemented by a garage with an electric roller door and convenient rear access. The enclosed rear garden features a patio ideal for outdoor dining as well as a generous Astroturf area, there is also a heated outdoor shower and plumbing in place for a hot tub - perfect after a day spent on the beach. Side access on both sides of the property enhances practicality and ease of use.

Every detail of Rockpool House has been thoughtfully considered to deliver modern coastal living at its finest. From sunset views over the ocean to sandy strolls just moments away, this is a home that captures the very essence of North Devon lifestyle living - stylish, relaxed, and truly special.

### **NEED TO KNOW**

Services: All mains services are connected. Underfloor heating.  
Energy Performance Certificate (EPC): B 86  
Council Tax: TBC

**What3Words:** escape.womb.plodding







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



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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