

Green Trees







Green Trees, Buckleigh Road

Westward Ho!, Devon, EX39 3PU

0.3 miles to the Beach/Coast. 2.5 miles Bideford Town Centre. Barnstaple 10 miles.

An exceptional and substantial Edwardian house with a self-contained annexe, planning permission for five detached dwellings surrounded by mature gardens and grounds and extensive parking.

- 7 Large Bedrooms
- 7 Bath/Shower Rooms
- PP for 5 Houses within 0.5 acres
- Self Contained Annexe
- Income Potential from House & Annexe
- Approx. 4561 sq ft
- Approx. 1.5 Acres Total
- 5 Reception Rooms
- Large Gardens & Grounds
- Freehold / Council Tax Band 'G'

Guide Price £1,600,000

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Situation

Green Trees is located toward the edge of the village of Westward Ho! only approx. 0.3 miles from the beach. A favoured destination for surfers, and watersports enthusiasts, Westward Ho! is renowned for its consistent surf and it's beautiful, award winning, 2.5 mile long, 'Blue Flag' sandy beach, famously backed by it's unique, natural pebble ridge, The Northam Burrows Country Park (Site of Special Scientific Interest) and Royal North Devon Golf Club (the oldest links golf course in England) are both located on the peninsula. The village hosts a large and diverse range of amenities including; two supermarkets, butcher, independent baker and artisan shops and an extensive choice of establishments of restaurants, pubs & cafes.

The port town of Bideford extends a wider range of facilities; including; a large assortment of shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The costal resorts of Appledore and Instow are close by and offer a mixture of sandy beaches, fine pubs/restaurants and a historic quay amongst other amenities and attractions. The A39/North Devon Link Road (0.5 miles) provides brisk passage in/out of the area, to the regional centre of Barnstaple (10 miles) and M5 motorway Tiverton Parkway train station (London Paddington 1h 57m)

Description

Green Trees is an incredibly impressive and substantial Edwardian house, constructed at the turn of the twentieth century (1906), and is arguably one of the largest and most stately private residences in the area. This exceptional house enjoys spacious rooms with high ceilings and period details, complemented by contemporary flourishes and finishes. The main house benefits from four reception rooms, in addition to an enviable contemporary kitchen/dining/living space (34' × 30'), six double bedrooms, and six bath/shower rooms. These are complemented by an integral cottage/annexe, which offers additional accommodation and is currently run as a lucrative and highly sought-after holiday let. The property offers versatile accommodation that would perfectly suit a bed and breakfast, those seeking ancillary accommodation, a revenue or investment opportunity, ground-floor accommodation, or perhaps private consulting rooms. Detailed planning permission was granted in 2025 for five bespoke residential dwellings at the southern end of the grounds. The house is set within approximately 1.5 acres of attractive, mature, and well-tended gardens and grounds, complemented by two driveways and various outbuildings. The property is being offered for sale for the first time in over 20 years.

Accommodation

The part-glazed front door is set within an elegant and welcoming ENTRANCE PORCH, leading into the large MAIN RECEPTION HALL with a period staircase rising to the first floor. The GAMES ROOM is a triple-aspect room featuring a period fireplace and large floor-to-ceiling glazed bay with twin pairs of double doors opening onto the southern terrace and gardens. This versatile room could be used as a formal dining room, bar/games room, studio or gym. The STUDY & LIBRARY is a double-aspect room with tall fitted bookshelves, bespoke storage, a period fireplace with a gas fire, the perfect 'morning room'. The SITTING ROOM features a large floor-to-ceiling bay with twin pairs of double doors opening onto the southern terrace and gardens, an ornate curved brick fireplace with an iron grate for an open fire, and bespoke fitted storage and shelving to either side. The INNER HALLWAY has twin doors leading to a large understairs storage cupboard, a door to the cottage/annexe, and a door to the BATHROOM, which is fitted with a shower, wash basin and WC. The KITCHEN, DINING & LIVING ROOM (34' × 30') offers an incredibly impressive contemporary family living space, featuring a triple aspect, vaulted ceiling and travertine tiled flooring throughout. The bespoke Ashgrove kitchen is fitted with a comprehensive range of contemporary, handcrafted units with granite worktops, splashbacks and matching wall units. Appliances include an inset gas Aga, inset gas hob, 1½-bowl stainless steel sink, wine cooler, integrated fridge/freezer, high-level microwave and separate oven with additional gas hob, all centred around a large central island with a solid walnut worktop. The sitting area provides the perfect space for entertaining, comfortably accommodating large sofas around the woodburner. Floor-to-ceiling windows and twin doors lead onto the western terrace and gardens beyond. The dining area, with its large bay window, comfortably accommodates a family dining table and benefits from bespoke fitted units together with a dedicated office/study area. The UTILITY ROOM enjoys a triple aspect and double doors opening to the outside, together with fitted units with worktops over, sink and drainer, and space and plumbing for white goods.

The staircase leads to the FIRST FLOOR, where there are three double bedrooms, a large walk-in linen cupboard, and a doorway leading to the annexe/cottage. The opulent MASTER SUITE is a generously proportioned room with a sitting area, period fireplace, and a door leading to the dressing room/nursery, which is fitted with bespoke furniture. A large bay window provides an abundance of natural light, while a further door leads to the en suite bathroom, comprising a freestanding roll-top bath, large shower, wash basin and WC. BEDROOM 2 is a large double room benefiting from a double aspect, fitted double wardrobe, period fireplace, and en suite shower room. BEDROOM 3 is a double room with a double aspect, period fireplace and fitted wardrobe.

The staircase, illuminated by a double remote controlled Velux window, leads to the SECOND FLOOR, where there are three further double bedrooms and a family bathroom. BEDROOM 4 is a double room with a vaulted ceiling, period fireplace, fitted wardrobe, and en suite shower room. BEDROOM 5 is a double room with a vaulted ceiling, fitted wardrobe, and access to eaves storage. BEDROOM 6 is a double room with a vaulted ceiling, bespoke fitted furniture. The FAMILY BATHROOM, with its vaulted ceiling and Velux window, is fitted with a contemporary white suite comprising a deep oval bath, twin wash basins with a marble topped vanity unit, a separate shower, WC, and heated towel rail and an open fireplace.













The Garden Cottage

The cottage can provide either independent or ancillary accommodation, or it can be opened up to extend the living space of the main house. A stable door opens into the KITCHEN/DINING ROOM, which is fitted with a contemporary range of duck egg blue units, contrasting worktops, tiled splashbacks, and matching wall units. Integrated appliances include an inset gas hob, a high-level oven and grill, a separate microwave, a washing machine, and a 1½-bowl stainless steel sink/drainer. The dining area comfortably accommodates a table and chairs and has a door to the hallway and staircase, as well as a doorway leading to the sitting room. The SITTING ROOM enjoys views over it's own private garden and features an aga inset wood-burning stove set on a slate hearth, with an inset storage cupboard to one side housing the Worcester boiler. The staircase leads to the first floor, where there is a double bedroom, a FAMILY BATHROOM, and a door leading to the main landing. The BEDROOM is a generous double room featuring a pretty Victorian fireplace. The FAMILY BATHROOM is fitted with a tiled floor, partly tiled walls, and a four-piece white suite comprising a freestanding roll-top bath, contemporary marble-topped and wood wash basin, separate shower enclosure, and WC.

Garden & Grounds

The gardens and grounds surround the property and are predominantly large, level lawns, bordered on all boundaries by tall, thick hedgerows and mature trees, providing complete privacy. The landscaping, hedgerows, and carefully planned planting create separate areas for quiet enjoyment. The main lawns are situated to the south and west of the house, with paved dining terraces accessed directly from the house. There is also a productive kitchen garden, which has been left fallow for the last two years, together with a variety of fruit trees. The garden for the cottage is situated on the eastern side of the house and provides a distinct outdoor area for occupants or guests. Parking is provided at the front of the house via a large gravelled driveway, offering parking for a large number of vehicles. A further large driveway is situated on the western side of the property, also providing parking for multiple vehicles and access to a range of outbuildings, including a stone workshop/store, large garage, wood store, and storage shed. The grounds extend to approximately 1.5 acres in total.

Development Site

Full detailed planning permission has been approved and is currently in place for five detached residential dwellings. The area being offered for development currently forms the southern end of the gardens and grounds and extends to approximately 0.5 acres in total. The proposed development has been designed in partnership with an award-winning local firm of architects and provides for an exclusive, gated development of just five bespoke homes. The layout and landscaping have been carefully considered, with the privacy of both Green Trees and the new development being of the utmost importance. The development will benefit from its own independent access from Buckleigh Road, thereby retaining all driveway and parking at Green Trees as is.
Full Planning Permission was granted by Torridge District Council in February 2025.
Planning Reference: 1/0891/2023/FUL

Services & Additional Information

Services: Mains electricity, gas, water and drainage are all connected. Gas central heating via radiators. Gas aga. New boiler in 2025.
Broadband: 'Standard', 'Superfast' and 'Ultrafast' broadband is available (Ofcom). Please check with chosen provider.
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodaphone - Good (Ofcom). Please check with chosen provider.

Viewings

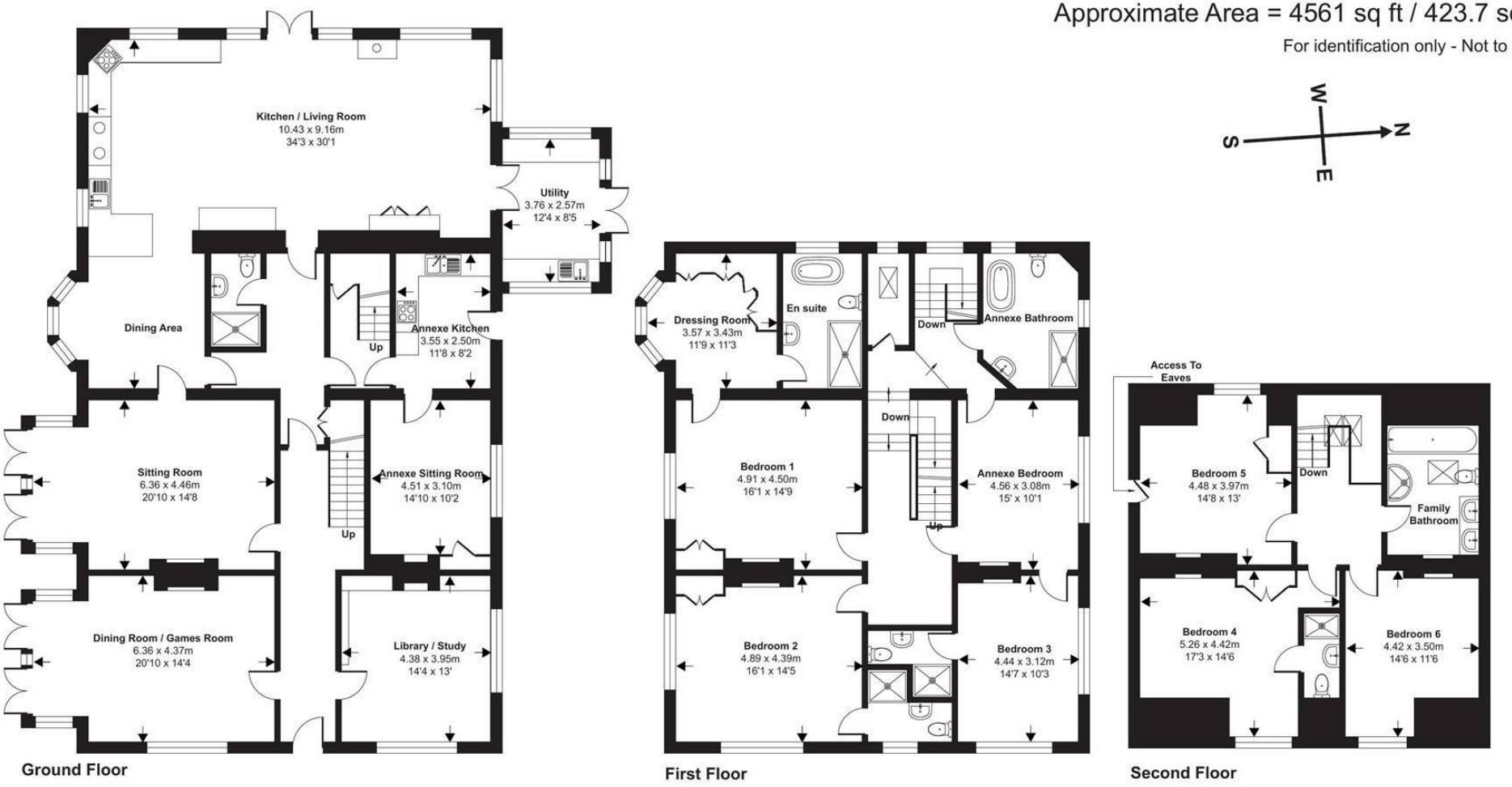
Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

Directions

If approaching from The A39 (North Devon Link Rd), at Heyward Rd roundabout, continue straight over at the second exit. In approx., 0.8 miles, turn right at the traffic lights onto Buckleigh Rd/B3236. In 0.7 miles, turn left, and the property will be found immediately on your left.
Postcode: EX39 3PU
What3words: ///luxury.jazz.editor

Approximate Area = 4561 sq ft / 423.7 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 2026. Produced for Stags. REF: 1472863

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Site with PP for 5 houses








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