



4 Cornborough Road
Westward Ho! | EX39 1AA

JAMES FLETCHER
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Set within a much sought-after residential location, this captivating 5-bedroom detached bungalow occupies a generous plot within this exclusive coastal position in Westward Ho!, just a short walk from the beach. Enjoying well-planned and adaptable accommodation, including a wonderful open-plan kitchen/diner/family room, the property also boasts a glorious South-facing garden, ample off-road parking and a large double garage, along with nearby coastal walks almost on the doorstep. Also offering tremendous potential to extend further, or create additional accommodation for a dependant relative or Air B&B venture, subject to any necessary consents, this impressive bungalow is perfect for those seeking an adaptable lifestyle home close to the idyllic North Devon coast.

The property is well-placed close to the much sought-after coastal village of Westward Ho! and within walking distance of the village, the glorious sandy beach and the nearby coast path. Westward Ho!, named after the famous novel by Charles Kingsley, stands as a unique seaside village on the North Devon coast. Renowned for its expansive sandy beach stretching for over two miles and backed by the pebble ridge, it is regularly awarded "blue flag" status and is a haven for families, surfers and holiday makers alike. The village offers local shops and convenience stores along with a number of café's, pubs and restaurants and The Royal North Devon Golf Course nearby. With stunning coastal walks, panoramic views, and a vibrant atmosphere, Westward Ho! is one of North Devon's choice coastal locations along with the nearby villages of Appledore, offering a rich maritime history, and Instow, a popular tourist hotspot.

The port town of Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



THE FIRST IMPRESSION

Nestled within this exclusive road, the property sits proudly within the plot and offers a glimpse of the space and potential on offer.

STEP INSIDE

Stepping inside, the property opens to an inviting entrance hall that welcomes you into the home, seamlessly connecting the accommodation and providing useful storage. At the rear, the hallway opens to the wonderful open-plan kitchen/diner/family room, enjoying a dual aspect that floods the home with natural light along with double doors opening onto the South-facing garden. The kitchen is well-fitted with a range of work surfaces comprising a sink and drainer unit with drawers and cupboards below and matching wall units over, space for a large 'Range' style oven, a built-in fridge/freezer and dishwasher, an additional island with drawers and cupboards below and a breakfast bar. In addition, the lounge/diner also enjoys a modern wood-burning stove whilst the double doors create a seamless transition from inside to outdoor living - making this the perfect space for entertaining or cosy movie nights. Off the kitchen is a useful utility room with work surfaces, additional storage, space for a fridge/freezer, space and plumbing for a washing machine and tumble dryer, and a door to outside.

The main bedroom is a generous double room, found at the front of the home, and enjoys a recently-fitted ensuite with a shower, low-level W.C, wash basin with a vanity unit below and a heated towel rail. The 4 further bedrooms, 2 good-sized doubles and 2 smaller doubles, each offer flexibility for children - perfect for large families - or they could be adapted to suit home working, a snug/lounge or dressing room space. The family bathroom has also been recently-fitted and enjoys a bath with shower over, low-level W.C and a wash basin with a vanity unit below.

The property could suit a variety of buyers from large families seeking space, those hoping to relocate, dual occupancy or somewhere with potential and room to grow.

OUTSIDE & PARKING

The property is approached at the front by a generous driveway providing ample off-road parking for a number of vehicles, including space for a motorhome and boat if required, leading to the generous double length garage with an up and over door, light and power connected. The front also enjoys a variety of plants, shrubs and ornamental trees offering a good degree of privacy and a 'pop' of colour. There is pedestrian side access to the rear garden - arguably the standout feature of the home. The rear garden enjoys a large patio that extends to a generous lawned garden, all enjoying a sunny South-facing aspect and tremendous privacy, along with a variety of plants and ornamental trees - the garden is perfect for little ones to explore or those with 'green fingers' to thrive. There is also a personal door into the garage which could be utilised as a workshop or converted into a garden room, space for a dependant relative or even an Air B&B venture, subject to the necessary planning consents. In all, the outdoor space offers tremendous potential too.



VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

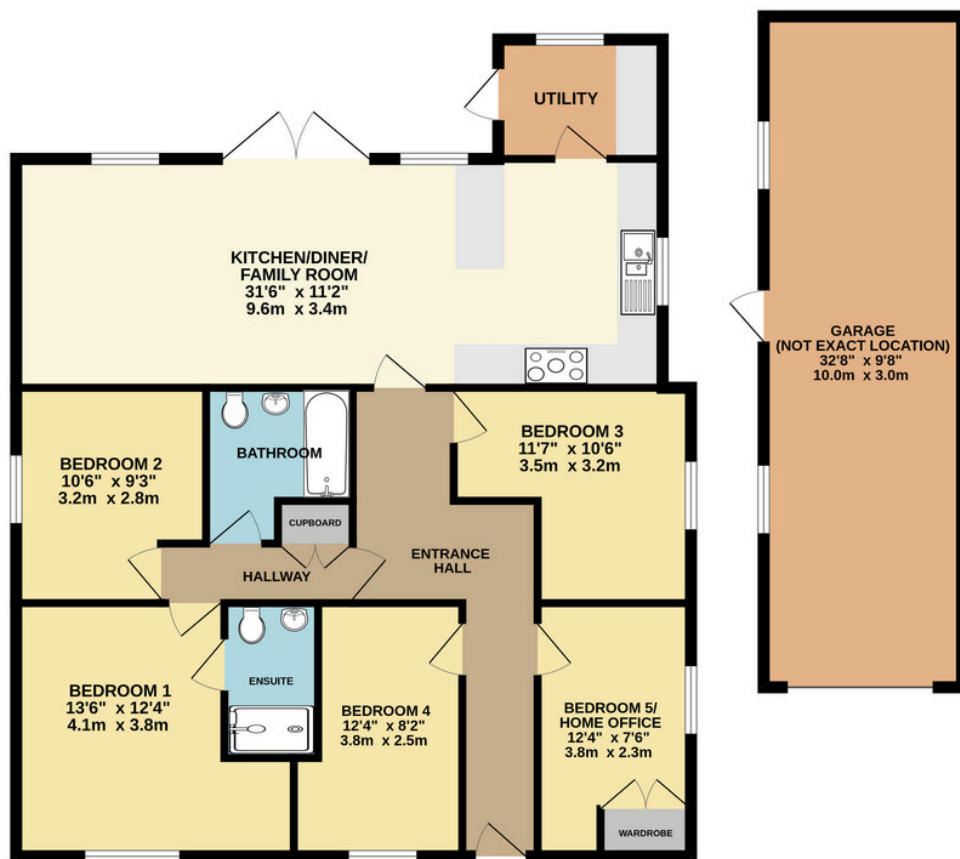
Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.





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4 CORNBOROUGH ROAD, WESTWARD HO!

TOTAL FLOOR AREA : 1463 sq. ft. (135.9 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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- **Services:** Mains Electricity, Gas, Water & Drainage.
- **Tenure:** Freehold
- **Broadband:** Ultrafast broadband is available (Ofcom)
- **EPC:** D
- **Council Tax:** Band D
- **Local Authority:** Torridge District Council
- **Sellers Position:** Actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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