



Beggars Roost

Westward Ho! | EX39 1HL

JAMES FLETCHER

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Beggars Roost

Perfectly positioned within one of North Devon's most popular seaside villages, Beggars Roost is a beautifully presented 3-bedroom detached split-level home offering an enviable coastal lifestyle, just a short stroll from the golden sand at Westward Ho! beach. Enjoying well-planned and adaptable accommodation, this stylish home also enjoys generous off-road parking, an easy wraparound garden and glimpses of the sea. Tucked away yet conveniently positioned close to everything that the village has to offer, this impressive home perfectly balances impeccable presentation with an exceptional location. Offering the very best of the North Devon lifestyle - where beach walks and coastal sunsets are on the doorstep - this captivating property is not to be missed.

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

An unassuming coastal residence, this exceptional home occupies an enviable position in the village, enjoying a tucked away location and just a short stroll from the beach.

STEP INSIDE

Stepping inside, the property opens to an inviting entrance hall which sets the tone for the rest of the home - stylishly-presented and flooded with natural light. The entrance hall seamlessly connects the ground floor accommodation, which enjoys a spacious kitchen/diner, a generous lounge, adaptable ground floor bedroom/home office/snug and a convenient cloakroom. Having been thoughtfully refurbished over recent years, the property is impeccably presented throughout. Enjoying a dual aspect, the kitchen is well-fitted with a range of Quartz work surfaces comprising a composite sink and drainer unit with drawers and cupboards below and wall-units over, built-in appliances include a double oven and a 5-ring gas hob with extractor over, a fridge and freezer and a dishwasher, there is a breakfast bar for casual entertaining along with ample dining space with double doors opening onto the garden. At the rear of the home, the lounge also enjoys a dual aspect along with an attractive fireplace housing a gas fire, along with double doors opening to the garden. In addition, the ground floor bedroom offers flexibility, whilst the cloakroom is fitted with a low-level W.C and wash basin.

Stairs to the first floor open to the landing, with useful built-in storage, leading to 2 large double bedrooms and the shower room. The main bedroom is found at the rear of the home and offers a built-in wardrobe and glimpses of the sea, whilst the second bedroom is found at the front of the home, also offering a built-in wardrobe. The shower room has been tastefully-fitted and enjoys a large shower, low-level W.C, wash basin with a vanity unit below and a heated towel rail, along with a convenient linen cupboard housing the gas boiler.

In all, this elegant home offers space, style and comfort within a quiet coastal position - a real surfers paradise.

OUTSIDE & PARKING

Occupying a tucked away position within a quiet cul-de-sac, the property is approached by a gated, brick-paved driveway providing ample off-road parking and leading to the garage. The front garden enjoys easy maintenance with chippings and a variety of plants, shrubs and ornamental trees offering a 'pop' of colour throughout the year. There is pedestrian access on one side, leading to the Mediterranean style rear garden. Also with access from the kitchen/diner and lounge, the rear garden offers a peaceful and private escape to unwind or entertain. Enjoying an area of chippings, a level lawn and patio, along with raised borders stocked with a variety of plants, shrubs and ornamental trees, this easy garden is truly a delight, taking full advantage of the afternoon and evening sun. In addition, the garage offers excellent storage and utility space with an up and over door at the front, light, power and water connected - with space for a washing machine and tumble dryer - along with a personal door at the rear.



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.





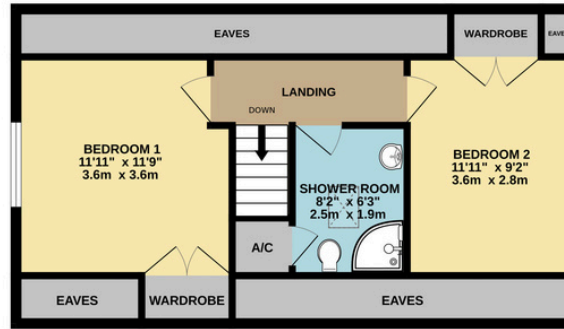
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GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



- **Services:** Mains Electricity, Gas, Water & Drainage.
- **Tenure:** Freehold
- **Broadband:** Superfast broadband is available (Ofcom)
- **EPC:** C
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Onward Chain!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BEGGARS ROOST, WESTWARD HO!

TOTAL FLOOR AREA : 1318 sq.ft. (122.4 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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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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