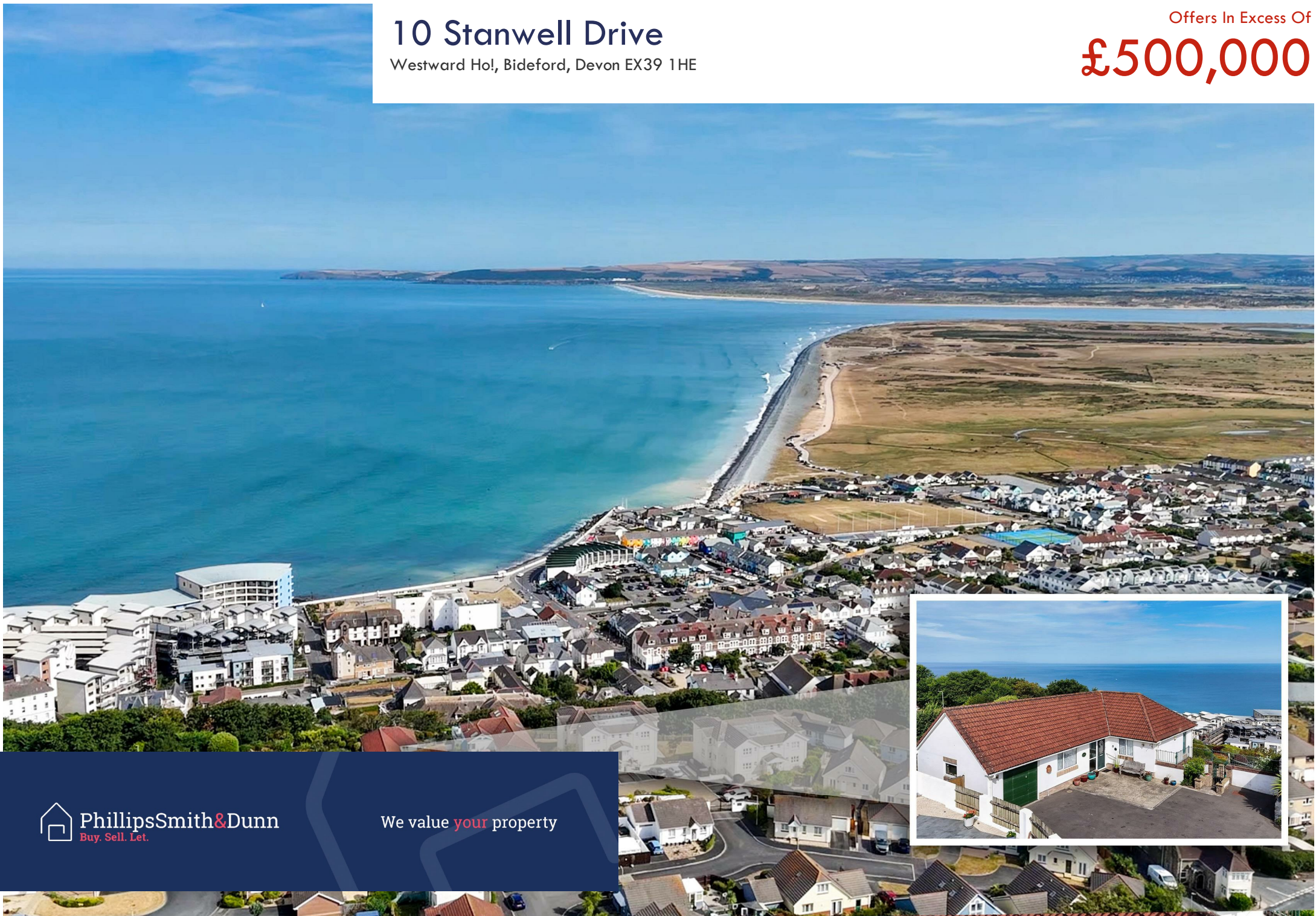


10 Stanwell Drive

Westward Ho!, Bideford, Devon EX39 1HE

Offers In Excess Of

£500,000



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A Four-Bedroom Detached Reverse-Level House With Breath-Taking Sea Views

10 Stanwell Drive, Westward Ho, Bideford, EX39 1HE



Occupying an elevated position above the village, this substantial detached two-storey contemporary home enjoys truly breathtaking panoramic views across Westward Ho!, Bideford and Barnstaple Bay, extending to Saunton Sands and the iconic Lundy Island on the horizon. Set back along a private driveway and positioned just off the highly sought-after Cornborough Road, this beautifully presented property offers spacious, versatile reverse-level accommodation, making it ideal for a variety of lifestyles.

Benefiting from PVC double glazing, gas-fired central heating, and being offered to the market with no onward chain, this exceptional coastal residence presents a rare opportunity to acquire a home in one of North Devon's most desirable locations. An early internal viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

The accommodation is thoughtfully arranged, beginning with a spacious tiled entrance hall featuring an elegant staircase with stained-glass feature glazing leading to the lower floor. Also on the entrance level are a convenient cloakroom/WC and a well-equipped utility room fitted with base units, a sink, and space and plumbing for laundry appliances.

The impressive principal bedroom is located on this floor and benefits from fitted wardrobes together with a stylish en-suite shower room comprising a modern three-piece suite.

The generous dual-aspect lounge is undoubtedly one of the home's standout features, centred around an attractive fireplace and enhanced by large picture windows that frame the spectacular coastal panorama. From here, uninterrupted views stretch across Bideford and Barnstaple Bay towards Saunton Sands and Lundy Island, providing the perfect backdrop for the area's renowned sunsets.

Flowing seamlessly from the living room is the superb open-plan kitchen/dining room, beautifully appointed with an extensive range of high-gloss cabinetry, granite work surfaces, and a comprehensive selection of integrated appliances. A central island creates both a practical workspace and an ideal social hub for entertaining family and friends.

The lower floor offers further flexible accommodation, centred around a hallway leading to a conservatory that perfectly captures the stunning coastal outlook. This level also provides three generously proportioned double bedrooms, all served by a luxurious family bathroom featuring a contemporary four-piece suite with Air Bath.

The property is approached through attractive five-bar timber entrance gates, opening onto a generous tarmacadam driveway that provides ample parking for several vehicles, together with a convenient turning area. The driveway leads to a spacious garage, fitted with an electrically operated up-and-over door.

Gated access on both sides of the property leads to the enclosed gardens. Immediately adjoining the house is a thoughtfully landscaped area, finished with paving and decorative gravel for ease of maintenance, complemented by a variety of mature shrubs and established planting.

A further gate opens into a private garden with two water features, offering a peaceful and secluded setting. This area also benefits from a useful timber storage shed with electricity connected, making it ideal as a workshop or for additional storage.

Beneath the property is a storage area, accessed via an external door to the side of the house, providing excellent additional space for bikes, surfboards etc.

The gardens provide the perfect setting to relax and entertain while enjoying the property's truly spectacular panoramic views across Westward Ho!, Bideford and Barnstaple Bay, stretching towards Saunton Sands and the distant Lundy Island.



Entrance Hall

Separate WC

Lounge 5.49m x 3.86m (18' x 12'8")

Conservatory 3.40m maximum x 3.20m maximum (11'2" maximum x 10'6" maximum)

Kitchen/Diner 5.41m x 3.89m (17'9" x 12'9")

Utility 2.44m x 2.29m (8' x 7'6")

Master Bedroom 4.01m x 3.25m (13'2" x 10'8")

En-Suite

Bedroom 2 3.86m x 3.35m maximum (12'8" x 11' maximum)

Bedroom 3 3.58m x 2.84m (11'9" x 9'4")

Bedroom 4 3.20m x 2.67m (10'6" x 8'9")

Family Bathroom





Situation

Westward Hol is one of North Devon's most sought-after coastal destinations, renowned for its stunning Blue Flag award-winning sandy beach, dramatic pebble ridge, and the prestigious Royal North Devon Golf Club, the oldest links course in England. The village offers an excellent range of everyday amenities, including shops, cafés, restaurants, pubs, and leisure facilities, making it an ideal location for both permanent residence and holiday living.

Just a short drive away lies the historic port and market town of Bideford, situated on the banks of the River Torridge. Bideford provides a comprehensive selection of shopping, educational, and recreational facilities, together with a vibrant quayside and excellent services catering for all ages.

The charming fishing village of Appledore is also within easy reach. With its colourful waterfront, picturesque quay, independent boutiques, galleries, cafés, and narrow winding streets, it remains one of North Devon's most desirable and characterful destinations.

For a wider range of shopping, business, and commercial amenities, the regional centre of Barnstaple is conveniently accessible via the A39. From there, the A361 North Devon Link Road provides direct access to Junction 27 of the M5 motorway, offering excellent transport links to Exeter, Bristol, and the wider national motorway network.



DIRECTIONS

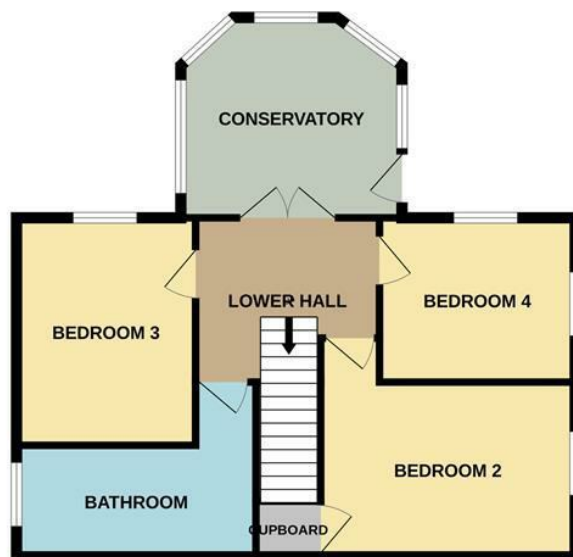
From our office on Bideford Quay, proceed in a northerly direction out of the town towards Heywood Roundabout. At the roundabout, take the left exit onto the A39 and continue to the traffic lights, where you should turn right towards Westward Hol. Follow the road for a short distance before turning left into Cornborough Road. Continue along Cornborough Road before taking the right turn into Stanwell Drive. At the end of the road, proceed into the private driveway, bear left, and continue to No. 10, which will be found in its elevated position.



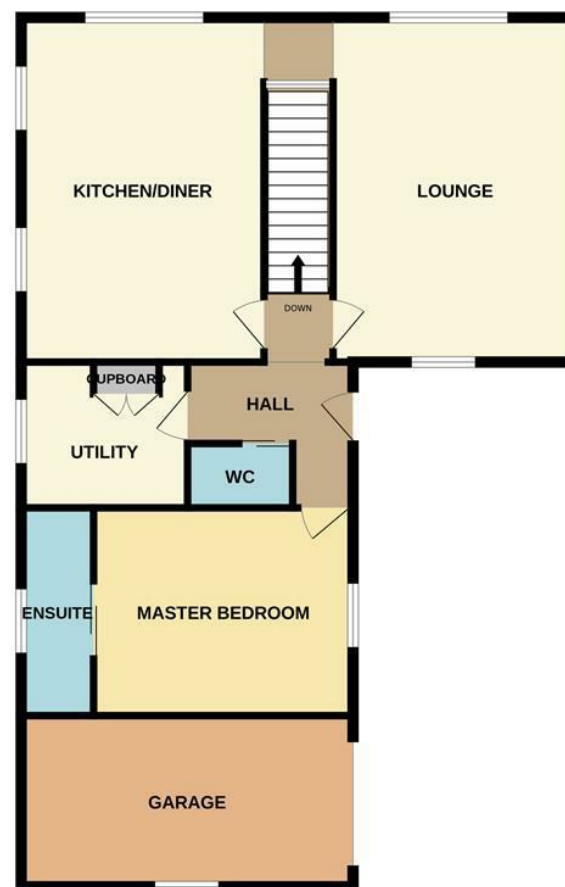
VIEWING
By appointment through
Phillips, Smith & Dunn
Bideford Office on
01237 879797



LOWER GROUND FLOOR
625 sq.ft. (58.0 sq.m.) approx.



GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (149.9 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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