



23 Curlew Drive
Westward Ho! | EX39 1GR

JAMES FLETCHER
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23 Curlew Drive

Occupying arguably the finest position on this popular new development, commanding far-reaching coastal and countryside views over rolling fields, this impressive 4-bedroom detached home offers the very best of life in North Devon. Enjoying spacious and well-planned accommodation, all immaculately presented throughout, this wonderful family home also boasts a glorious West-facing garden, taking full advantage of the views and magnificent golden sunsets, along with off-road parking and a large garage. Offering peace of mind too, the property is sold with the remaining balance of the NHBC warranty. Just a short stroll from the nearby coast path and within walking distance of Westward Ho! beach, this stylish home is perfect for growing families or those looking for something easy to downsize or relocate to the idyllic North Devon coast.

Set within this stylish new development on the edge of Westward Ho!, the property is close to nearby coastal walks and the glorious sandy beach. 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

Boasting a sleek finish and nestled well within this quiet position on the edge of Westward Ho!, this wonderful home offers the very best of both coastal and countryside living.

STEP INSIDE

Stepping inside, the property opens to an inviting entrance hall, welcoming you into the home and providing stairs to the first floor along with a convenient cloakroom and a useful under-stairs cupboard. The ground floor accommodation is well-connected, flowing seamlessly to the generous lounge, a spacious kitchen/diner/family room and an adaptable home office/play room. The lounge is flooded with natural light and enjoys a dual aspect with double doors to the rear garden opening to a unique louvered veranda - creating a wonderful extension of the home, and the perfect transition from indoor to outdoor living - this space is perfect for families, entertaining or just enjoying quiet evenings and watching the sun drop beyond the horizon. At the rear, the spacious kitchen/diner is the heart of the home and offers the perfect social hub. The kitchen is well-fitted with a range of work surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in appliances include an oven & hob with extractor over, fridge/freezer and dishwasher, a central island providing additional workspace, a breakfast bar and storage below, along with ample dining space and double doors also opening onto the rear garden. Adjacent to the kitchen, there is a useful utility fitted with work surfaces comprising a sink & drainer unit, additional cupboards, space and plumbing for a washing machine and tumble dryer and a door to outside. At the front of the home, there is an adaptable home office/media room - this space offers flexibility and could also be utilised as a children's play room or hobby room. In addition, the cloakroom is fitted with a low-level W.C and wash basin.

Stairs to the first floor rise to a generous landing and connect 4 double bedrooms, 2 ensuites and the family bathroom, along with a useful airing cupboard. The main bedroom is a generous double room found at the rear of the home, taking full advantage of the views and enjoys a well-fitted ensuite comprising a large shower, low-level W.C, wash basin and a heated towel rail. The second bedroom is also a large double room, found at the front of the home, and also enjoys an ensuite with a large shower, low-level W.C, wash basin and a heated towel rail. The two further bedrooms are also good-sized double rooms and offer flexibility for children, guests, dressing room space or home working too. The family bathroom is also well-fitted with a 4-piece suite comprising a bath, separate shower, low-level W.C, a wash basin and a heated towel rail.

In all, this impressive and easy to run home offers wonderful space and stylish accommodation, and is located within a tucked away position on this popular new development.

OUTSIDE & PARKING

The property is approached at the front of the home by a private driveway with an electric car charging point and a large garage with up and over door, along with a charming front garden laid for easy maintenance with chippings and a variety of plants and shrubs providing a 'pop' of colour. There is pedestrian access at the side leading to the glorious rear garden, enjoying a wonderful West-facing aspect taking full advantage of the afternoon and evening sun, golden sunsets and a far-reaching views over rolling fields. Also offering easy maintenance, the rear garden enjoys composite decking, a level lawn with attractive flower beds and borders, an outside shower, tap and electric points, as well as a large shed. The standout feature of the garden is the large louvered veranda offering additional outside living space, perfect for entertaining and summer parties. In all, the garden offers a wonderful extension of the home and provides an easy transition from indoor to outdoor living, particularly in the summer months.



AGENTS NOTE

- (i) A service charge may be payable as a contribution to communal parts and green spaces on the development, usually commencing once the development is completed. For more information, please speak to the agent.
- (ii) Outline planning permission has been granted to build on the fields at the rear. For more details, please speak to the agent.

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.

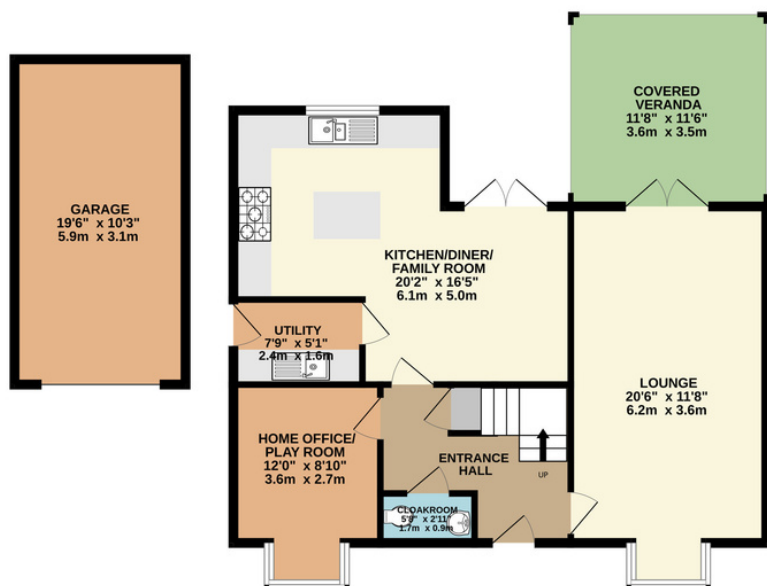




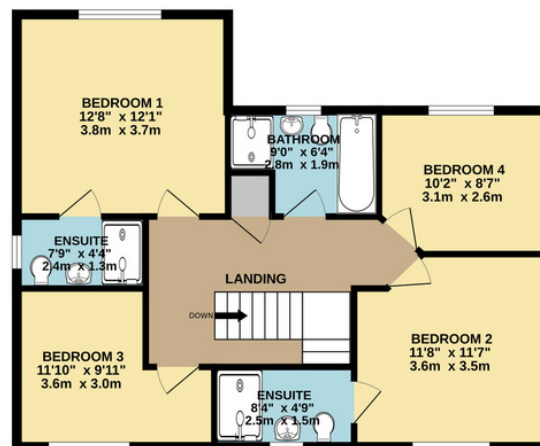
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GROUND FLOOR
936 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.4 sq.m.) approx.



23 CURLEW DRIVE, WESTWARD HO!

TOTAL FLOOR AREA: 1650 sq.ft. (153.3 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:** B
- **Council Tax:** Band F
- **Local Authority:** Torridge District Council
- **Sellers Position:** Actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	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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