



TOTAL FLOOR AREA: 1569 sq.ft. (145.7 sq.m.) approx.  
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## 15 Buckleigh Grange

Westward Ho!, Bideford, Devon EX39 3FD

Guide Price

**£375,000**

- Modern Detached House
- Gas Centrally Heated
- Popular Location
- Spacious Adaptable Accommodation
- PVC Double Glazing
- Walking Distance of Beach
- 5 Bedrooms
- Garage and Parking
- An Ideal Family Residence

### Directions

From Bideford quay front depart in an easterly direction, as though out of the town. At Heywood Road roundabout turn left onto the A39 and continue to a set of traffic lights, where turn right. Continue onwards until you enter Westward Ho!. Shortly thereafter turn right into Buckleigh Grange, where number 15 is located on your right hand side.

Looking to sell? Let us  
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for free!

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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## Room list:

**Entrance Hall**

**Ground Floor WC**

**Lounge**  
4.62m x 3.35m (15'2" x 11')

**Dining Room**  
3.25m x 2.64m (10'8" x 8'8")

**Kitchen**  
5.79m\*\* x 3.51m maximum (19'8" x 11'6" maximum)

**Utility Room**  
1.75m x 1.63m (5'9" x 5'4")

**Master Bedroom**  
5.38m maximum x 4.50m maximum (17'8" maximum x 14'9" maximum)

**En-Suite**

**Bedroom 2**  
7.06m x 2.74m (23'2" x 9')

**Bedroom 3**  
3.84m maximum x 3.40m maximum (12'7" maximum x 11'2" maximum)

**Bedroom 4**  
3.25m x 3.15m (10'8" x 10'4")

**Bedroom 5**  
3.05m maximum x 2.08m maximum (10' maximum x 6'10" maximum)

**Family Bathroom**

15 Buckleigh Grange is a substantial detached modern home offering versatile accommodation across three floors. Benefiting from PVC double glazing and gas-fired radiator central heating, the property is situated within a small cul-de-sac, just a short walk from Westward Ho! village and its popular beach. Offering five bedrooms and open-plan living on the ground floor, the property is beautifully presented throughout, as an internal inspection will reveal. Phillips Smith & Dunn, acting as selling agents, strongly recommend an early viewing for anyone seeking a comfortable family residence.

In brief, the accommodation comprises a warm and welcoming entrance hall with a useful cloakroom/WC, understairs storage, and stairs rising to the first floor. To the front of the property is the lounge, featuring a delightful bay window and a wood-burning stove, with open access to the dining area, which benefits from French doors opening onto the decking area. The dining space also flows openly into the kitchen, which is comprehensively and attractively fitted with a range of units providing ample storage and appliance space. Beyond the kitchen is a utility room with doors leading outside and into the integral garage.

On the first floor are four bedrooms - three doubles and a generous single room - together with the family bathroom. The upper floor is dedicated to the principal bedroom suite, which features built-in wardrobe storage within the eaves and an en-suite shower room.

To the front of the property is a brick-paved area providing off-road parking for several vehicles and leading to the integral single garage, measuring 16'3" x 9', with an up-and-over door, power, and lighting.

The rear garden enjoys a southerly aspect and is fully enclosed, benefiting from side access and a high degree of privacy, whilst adjoining and overlooking an area of mature woodland. Immediately adjacent to the rear of the house is a substantial decking area with useful storage beneath, which leads down to an extensive paved patio with attractive flower borders, together with a garden storage shed.

## Situation

Westward Ho! is a highly sought-after North Devon coastal village, offering a good selection of local amenities, as well as its golden sandy Blue Flag beach, adjoining pebble ridge, and the renowned Royal North Devon Golf Club.

Just a short drive away is the historic port and market town of Bideford, situated on the banks of the River Torridge, offering an excellent range of facilities including schooling for all ages and a variety of leisure amenities. Appledore, a charming former fishing village known for its quaint narrow streets and picturesque quay, is also only a few minutes away by car. Barnstaple, North Devon's regional centre, is easily accessible via the A39 and North Devon Link Road, providing extensive shopping, business, and commercial facilities, together with convenient access via the A361 to Junction 27 of the M5 motorway network.



## Services

All Mains Services Available

## Council Tax band

E

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

