



21 Buckleigh Grange

Westward Ho! | EX39 3FD

JAMES FLETCHER

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21 Buckleigh Grange

A coastal family haven that truly has it all! Perfectly positioned within walking distance of the glorious sandy beach, this impressive 5-bedroom detached family home offers space, comfort and flexibility within this much sought-after coastal location. Immaculately presented throughout, the property offers generous and well-planned accommodation, arranged over 3 floors, and features a wonderful open-plan kitchen/diner/family space, a separate lounge, 5 bedrooms, 2 bathrooms and a generous rear garden - bathed in sunshine throughout the day. With off-road parking and a large garage, this magnificent home is made for modern family living, or the perfect relocation opportunity to the North Devon coast, and is just minutes from the beach.

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



STEP INSIDE

This impressive family home opens to an inviting entrance hall, setting the tone with light and space, providing stairs to the first floor along with a convenient cloakroom - fitted with a low-level W.C and wash basin. The hallway then seamlessly connects the ground floor accommodation, including the generous open-plan kitchen/diner/family room, and the lounge.

Affording wonderful social space, the kitchen itself boasts a dual aspect, flooding the home with natural light, and is well-fitted with a range of granite work surfaces comprising an inset sink and drainer unit with drawers and cupboards below, built-in appliances including an oven and gas hob with an extractor hood over, a large fridge/freezer, a dishwasher and a wine cooler, an additional island with a solid wood work surface, a breakfast bar with additional storage cupboards below, and ample dining space - making this the perfect space for family and guests. The lounge is found across the hallway and is a comfortable family room offering a cosy vibe to relax and unwind, or family film nights - also enjoying a dual aspect with double doors opening to the sunny rear garden. In addition, and found at the rear of the home off the kitchen, is a useful utility with space and plumbing for a washing machine and a tumble dryer, along with a door to outside - perfect for coming home from walks along the coast path, or visits to the beach.

Stairs to the first floor open to a spacious landing which leads to three bedrooms, the family bathroom and a convenient linen cupboard. Two double bedrooms are found at the front of the home, with the largest enjoying built-in 'his and hers' wardrobes and an ensuite - fitted with a large shower, low-level W.C, wash basin and a heated towel rail - whilst the second bedroom also enjoys built-in wardrobes and an outlook at the front. The smaller bedroom, found at the rear and overlooking the garden, offers tremendous flexibility - currently used as a home office with an array of built-in wardrobes - this space could also be used as a nursery or dressing room too. The family bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C, wash basin and a heated towel rail.

From the landing, stairs rise to the top floor and open to two further double bedrooms, both with access to useful eaves storage, and a handy cloakroom - fitted with a low-level W.C and a wash basin. This floor is perfect for grown up children, or guests to have their own space.

In all, this impressive home offers space, style and comfort in equal measure, all within walking distance of the beach.

OUTSIDE & PARKING

The property is approached from Buckleigh Road at the front, with steps to the front door and a manageable front garden laid with chippings. There is useful side access leading to the generous rear garden - one of the highlights of the home. A truly private, peaceful escape that has been well-landscaped with composite decking, artificial grass and a small patio/area of chippings with space for a shed. An ornamental Acer in one corner provides a pop of colour too. The enclosed garden offers privacy and easy maintenance - meaning more time on the beach. Beyond the garden, there is a brick-paved driveway providing off-road parking and leading to the garage (5.25m x 2.61m), with an up and over door and a personal door to the rear. The property is also within a 10 minute walk of the village and glorious sandy beach, making this the perfect option for coastal family living.



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.

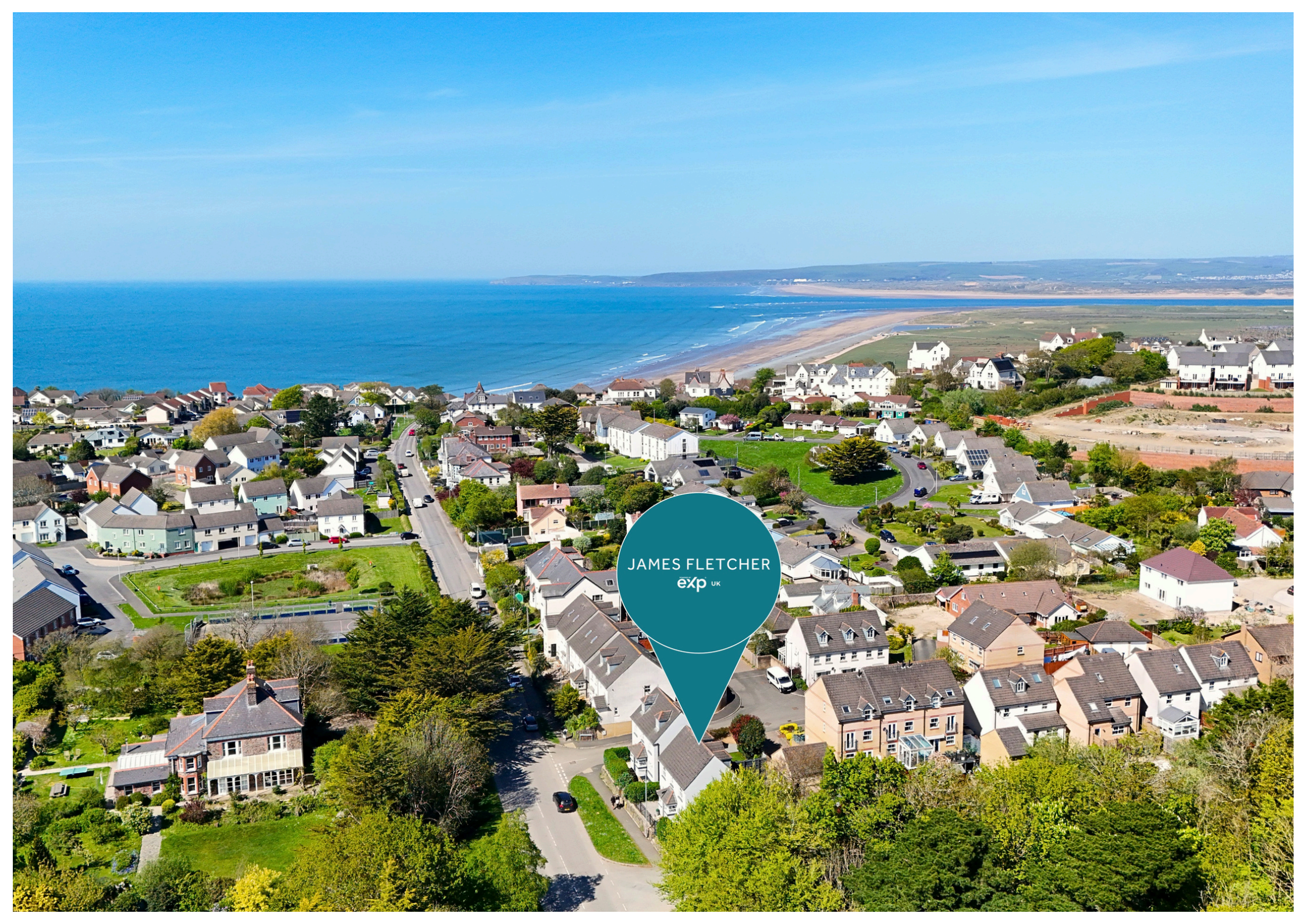
NORTH DEVON

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.

USEFUL INFORMATION

Services: Mains Gas, Electricity, Water & Drainage | Ultrafast Broadband is available (Ofcom) | **Tenure:** Freehold | **EPC:** C | **Council Tax:** Band E | **Local Authority:** Torrington District Council | **Sellers Position:** Motivated - actively seeking their next home!

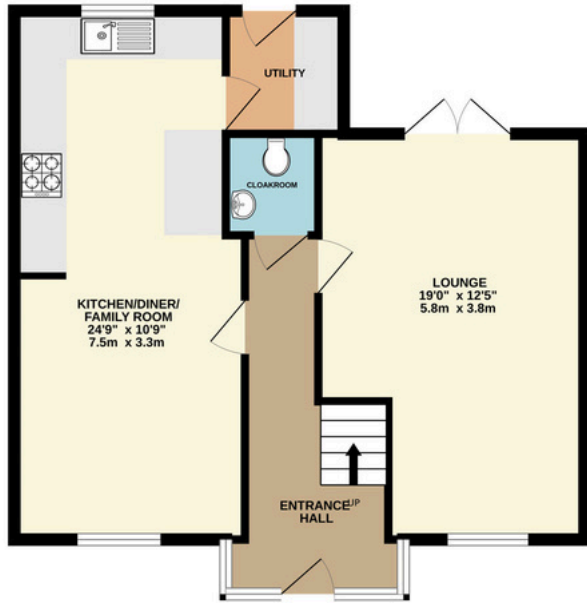




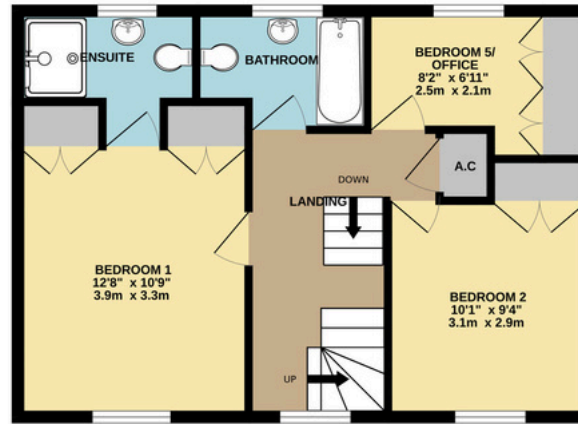
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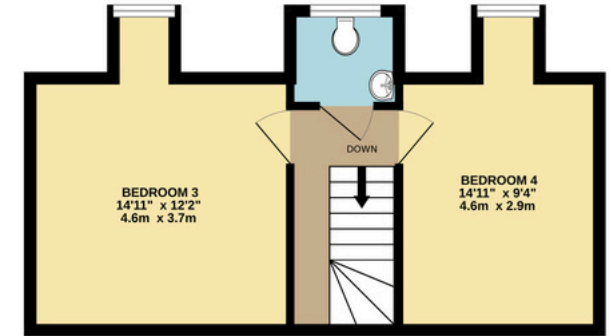
GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



2ND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

21 BUCKLEIGH GRANGE, WESTWARD HO!

TOTAL FLOOR AREA : 1469 sq.ft. (136.5 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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