Lower Lodge

WESTWARD HO!

Lower Lodge, Golf Links Road

Westward Ho!, Bideford, Devon, EX39 1LH

Sandy beach and amenities just yards away. Bideford 3 miles. Barnstaple 10 miles

A spacious, 4-bed home with huge potential, just yards from a the beach

- Sandy beach just yards away
- Potential to Create Annexe
- 2 Bedroom Mobile Home
- Large & Pretty Gardens
- Council Tax Band 'D'
- 4/5 Bedrooms in Main House
- Former Very Successful B&B
- Planning Permission for Double Garage
- Parking
- Freehold

Guide Price £825,000

Stags Bideford

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Situation

Lower Lodge is situated less than 200 yards away from the waters edge and the glorious sandy beach, in the centre of the popular seaside village of Westward Ho! A favoured destination for surfers, and water sports enthusiasts, Westward Ho! is renowned for its consistent surf and its beautiful, award winning, 2-mile long, 'Blue Flag' sandy beach, famously backed by its unique, natural pebble ridge. The Northam Burrows Country Park (Site of Special Scientific Interest) and Royal North Devon Golf Club (the oldest golf course in England) are both located on the peninsula. The village hosts a large and diverse range of amenities including; two supermarkets, independent and artisan shops and an extensive choice of establishments of restaurants, pubs & cafes.

The port town of Bideford extends a wider range of facilities; including; a large assortment of shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The coastal resorts of Appledore and Instow are close by and offer a mixture of sandy beaches, fine pubs/restaurants and a historic quay amongst other amenities and attractions. The A39/North Devon Link Road (1 mile) provides brisk passage in/out of the area, to the regional centre of Barnstaple (11 miles) and M5 motorway Tiverton Parkway train station (London Paddington 1h 57m).

Description

Occupying an enviable position at the heart of the village, Lower Lodge offers well-considered and spacious family accommodation, with 4/5 bedrooms, 3 reception rooms, contemporary kitchen/living space, large, pretty garden and parking. The house is steeped in history and was, until very recently, an exceptionally successful Bed and Breakfast, that could easily be resurrected, if desired. The layout of the ground floor, would allow the property to provide independent, ancillary accommodation if required. A 2-bedroom mobile home, currently provides additional accommodation for the house, with additional studio/workshop, that has approved planning permission to be replaced by a double garage.

Accommodation

The front door opens to the ENTRANCE HALL with space for hanging coats and further door to the MAIN HALLWAY with staircase leading up. The double aspect SITTING ROOM has a large fireplace with inset gas fire and double doors opening to the rear courtyard and gardens. The DINING ROOM with large bay window, inglenook fireplace with inset gas fire. The impressive and large (43'4"x17'1") KITCHEN & BREAKFAST ROOM, offers a much sought-after, contemporary living space, the dining area offers space for a large table, and further seating area and door opening to the courtyard and dining terrace. The exceptionally well-appointed kitchen is fitted with a comprehensive range of units, with a large peninsula island/breakfast bar at its heart. Many of the appliances have been fitted in 'duplicate', including; dishwasher, sink and cooker/hob. Door to rear hall and CLOAKROOM with basin/vanity unit beneath & WC. WETROOM with shower & basin with vanity unit beneath. The triple-aspect SNUG offers an additional reception space or bedroom and has independent access and combined with the shower room, WC and part of the kitchen, could provide ancillary, independent accommodation.

The staircase leads to the large GALLERIED LANDING, 4 or 5 bedrooms, dependent on preference and the family bathroom. THE BALCONY SUITE offers opulent accommodation with DRESSING ROOM / BEDROOM 5, fitted with his/hers wardrobes, hallway and steps leading to the master bedroom, with fitted wardrobe and double doors opening to the fabulous, balcony/terrace, offering panoramic views over the village. The spacious ensuite bathroom comprises; bath, separate shower, basin and WC. BEDROOM 2 'Beach' a double room with large bay window and ensuite bathroom. BEDROOM 3 'Garden' is a double room with a bank of fitted furniture, 'box bay window' with views over the gardens and ensuite shower room, comprising; shower, basin and WC. BEDROOM 4 'Peace', a double room, with fitted wardrobe and 'box bay window. The FAMILY BATHROOM is fitted with a 4-piece suite, comprising; bath, shower, basin with vanity unit beneath and WC. The bathroom is a Jack/Jill offering ensuite facilities to Bedroom 2 'Beach'.

Outside

The house is set back from the road behind a paved parking area, offering parking for multiple vehicles. The walled, front garden, allows for privacy and has been designed with ease of maintenance in mind, with planted borders and ornamental pond. A gateway allows alternate access to the back of the house.

Behind the house, the main gardens offer privacy, tranquillity and sanctuary. The large, enclosed, courtyard/dining terrace offers a Mediterranean ambience, a perfect and spacious area for entertaining and a real 'sun trap'. An open archway leads to the pretty and beautifully maintained gardens with meandering path and lush, deep, planted beds, with a variety of specimen plants, ornamental pond with central fountain and further dining terrace, hidden from the main house.

Tally Ho!

Towards the foot of the garden, a low wall and gateway allow access to Tally Ho! a 2 bedroom mobile home, that has planning permission to be replaced 'like for like', if desired, offering additional accommodation for family and friends, with a separate area of garden and independent access via double gates. There is a detached studio/workshop that has approved planning permission to be replaced by a double garage (Planning Ref. No: 1/0057/2025/FUL) with independent access at the rear of the property.

Services & Additional Information

Services: We understand that all mains services are currently connected.
Broadband: 'Standard', 'Superfast' and 'Ultrafast' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodafone - Good (Ofcom). Please check with chosen provider.

Viewings

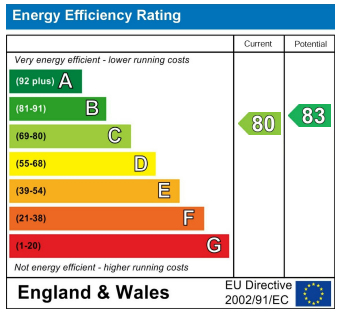
Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

Directions

If approaching from The A39 (North Devon Link Rd), at Heyward Rd roundabout, turn towards Northam/Appledore/Westward Ho! onto the A386 becoming the B3236, follow this road through Northam, for approx. 0.9 miles, when you will enter Westward Ho! (signed on the right), and follow for approx. 0.8 miles, then turn right onto Beach Road. At the end of the road, turn left on Gold Links Road, and follow for approx 0.3 miles, and the property will be found on your left.
Postcode: EX39 1LH (not to be relied upon)
What3Words: ///zips.bravo.grades

Approximate Area = 2445 sq ft / 227.1 sq m
Outbuilding = 186 sq ft / 17.2 sq m
Total = 2631 sq ft / 244.3 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1449140



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WESTWARD HO! BEACH

Home grown tastes better
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