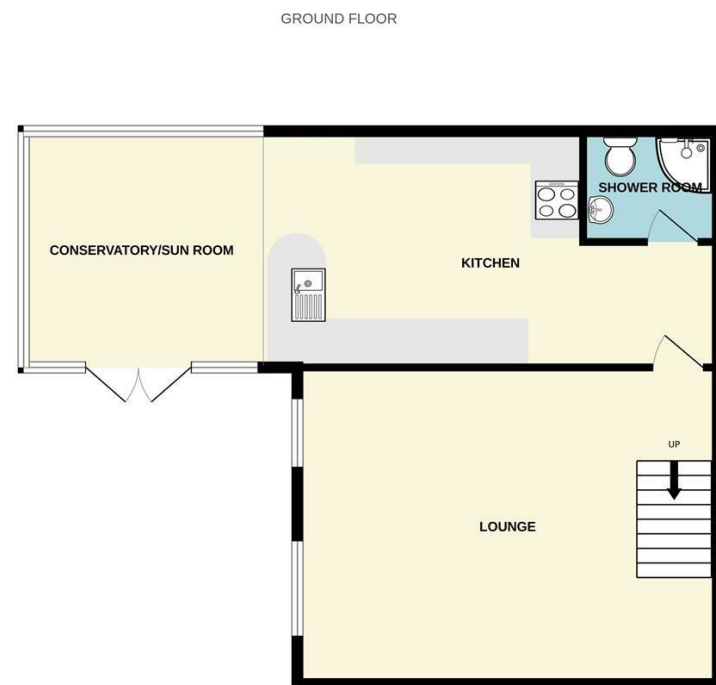




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026



Littlecot

Avon Lane, Westward Ho!, Bideford, Devon EX39 1LW

Guide Price

£275,000

- Modern Coastal Home
- Two-Bedrooms
- Well-Planned Accommodation
- Charming Sunroom
- Downstairs Shower Room
- Private Courtyard Garden
- Off-Road Parking
- Stone's Throw From The Beach
- Perfect Main Residence Or Investment

Directions

From Bideford Quay, head west along the A386 towards Westward Ho!, following signs for Northam. At the Heywood Road roundabout, take the exit signposted for Westward Ho! and continue along Atlantic Way. Follow this road into the village, and as you approach the seafront, turn into Avon Lane, where the property will be situated along the road. The journey typically takes around 5-10 minutes by car.

Looking to sell? Let us
value your property
for free!

Call 01237 879797
or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

GROUND FLOOR

Sunroom
3.8 x 3.15 (12'5" x 10'4")

Kitchen
3.33 x 3.63 (10'11" x 11'10")

Shower Room

Lounge
4.9 x 3.94 (16'0" x 12'11")

FIRST FLOOR

Bedroom One
3.28 x 2.82 (10'9" x 9'3")

Bedroom Two
2.97 x 2.4 (9'8" x 7'10")

Bathroom
2.36 x 1.85 (7'8" x 6'0")

Littlecot is a charming two-bedroom coastal home, discreetly tucked away along the sought-after Avon Lane and ideally positioned within easy reach of Westward Ho!'s golden sandy beach, village amenities and vibrant seafront.

The property offers bright, generously proportioned accommodation, complemented by a private courtyard garden and off-road parking for one vehicle. Whether sought as a permanent home, seaside retreat or investment opportunity, Littlecot presents an inviting opportunity to enjoy relaxed North Devon coastal living.

The property is approached through a private gate, which opens into a tucked-away courtyard garden and leads to the entrance conservatory. This bright and welcoming space provides an ideal place to relax and creates a pleasant introduction to the home.

From the conservatory, you enter a modern, well-appointed kitchen offering ample space for everyday cooking and dining with a range of appliances and matching hand and eye level units with plenty of worktop space . The accommodation continues into a spacious and light-filled lounge, and a convenient ground-floor shower room completes the accommodation on this level.

Upstairs, the property offers two well-proportioned bedrooms, both enjoying plenty of natural light, and the master enjoying a stunning outlook over to the pebble ridge, together with a separate family bathroom.

Outside, Littlecot benefits from an attractive and secluded garden area - perfect for outdoor dining, entertaining or simply unwinding. Off-road parking is available for one vehicle as you approach the property.

Services

All mains connected. Gas central heating.

Council Tax band

A

EPC Rating

TBC

Tenure

Freehold

Viewings

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

