



18 Crofts Way

Nr Westward Ho! | EX39 1FU

JAMES FLETCHER

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Well-placed within a quiet cul-de-sac position on this stylish new development on the edge of Westward Ho!, this impressive 4-bedroom detached family home enjoys a wonderful setting close to the idyllic North Devon coast. Thoughtfully constructed, the property is immaculately presented throughout and enjoys spacious and well-planned accommodation, including a magnificent open-plan kitchen/dining/family room and a separate lounge that each open onto the garden, along with off-road parking, a large garage and a generous rear garden - perfect for summer evenings in North Devon. Also offering peace of mind too, with the remaining NHBC warranty, this elegant home is perfect for those seeking an easy to run home with space, style and comfort just moments from the beach.

Perfectly-positioned, the property is within walking distance of both Northam and Westward Ho!, including the glorious sandy beach and RND Golf Club. 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 - one of the oldest links courses in England. 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. Northam itself is a charming village situated on the North Devon coast, offering a delightful blend of history, natural beauty, and community spirit. From Bone Hill, it overlooks the estuary where the Taw and Torridge rivers converge, providing breath-taking views. The village offers a convenience store newsagents, coffee shop & art studio, along with a doctor's and dentist surgery, primary schooling and a swimming pool/gym, along with the nearby Northam Burrows Country Park, forming part of North Devon's UNESCO Biosphere.

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

Nestled within this exclusive cul-de-dac, this attractive home enjoys clean lines and a sleek finish giving a subtle hint to the sense of space, light and quality that the property offers.

STEP INSIDE

Stepping inside, the property opens to an inviting entrance hall, setting the tone for the home, seamlessly connecting the ground floor accommodation, and providing stairs to the first floor and a convenient cloakroom. On one side, the hallway opens to the impressive kitchen/dining/family room - a magnificent dual aspect room that is flooded with natural light with bi-fold doors opening onto the garden. The kitchen itself is well-fitted with a range of work surfaces comprising a sink & drainer with drawers and cupboards below and matching wall-units over, built-in appliances include a double oven and gas hob with extractor over, a fridge/freezer, dishwasher and washing machine, along with a breakfast bar for informal dining, ample additional dining space and a useful pantry cupboard with space for a tumble dryer. Also found at the rear of the home, the lounge enjoys a dual aspect and is a comfortable reception room, perfect for entertaining and family film nights, with double doors opening onto the garden. In addition, the ground floor also enjoys a flexible home office/reading room at the front, whilst the cloakroom is fitted with a low-level W.C and wash basin.

Stairs to the first floor rise to a generous landing, connecting 4-bedrooms and the family bathroom. The main bedroom, found at the front of the home, is a generous double with built-in wardrobes, along with an ensuite fitted with a large walk-in shower, low-level W.C, wash basin and a heated towel rail. There is a further good-sized double room, also found at the front of the home, whilst two additional bedrooms offer flexibility for children, dressing room space or home working. 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.

In all, this impressive home offers easy living within this much sought-after residential location.

OUTSIDE & PARKING

The property is approached at the front by a private driveway, with an electric car charging point, leading to the garage with up and over door, light and power connected. The front garden enjoys easy maintenance with chippings, whilst there is pedestrian side access to the rear garden - one of the standout features of the home. The generous rear garden is a real gem, opening onto an immediate patio and chippings giving a Mediterranean feel, the garden then extends to a generous lawn, perfect for little ones to explore or those with 'green-fingers' to thrive. Currently a blank canvas and opening from the living accommodation, the property offers a seamless transition from indoor to outside living in the summer months - perfect for hosting family get-togethers and summer parties.



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.



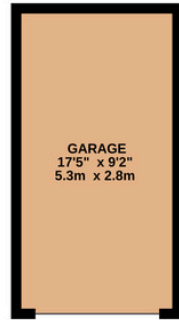
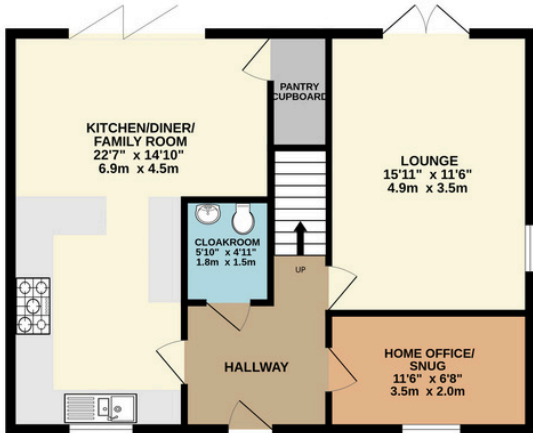


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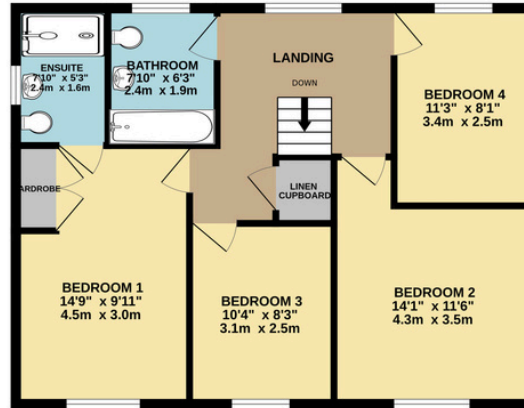




GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



- **Services:** Mains Electricity, Gas, Water & Drainage.
- **Tenure:** Freehold
- **Broadband:** Ultrafast broadband is available (Ofcom)
- **EPC:** B
- **Council Tax:** Band E
- **Local Authority:** Torridge District Council
- **Sellers Position:** Actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

18 CROFTS WAY, NR WESTWARD HO!

TOTAL FLOOR AREA : 1498 sq.ft. (139.2 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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