

Westward Living







Westward Living, Duckhaven Stud

Cornborough Road, Bideford, Devon, EX39 1AA

Bideford 3.0 miles, Barnstaple 10.5 miles, Barnstaple station 11.2 miles, Exeter 45 miles

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A magnificent development of 12 modern holiday homes, set in extensive grounds in a breathtaking, elevated coastal position, just moments from Westward Ho! beach

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- Stunning collection of 12 holiday homes
- Set in approximately 3.6 acres on the edge of Westward Ho!
- Building plot with planning permission for two additional holiday cottages
- Beautifully presented gardens
- Exceptional coastal and countryside views
- Substantial storage and stabling
- Freehold

Guide Price £2,450,000

Stags Bideford

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Introduction

A stunning collection of 12 holiday homes with recently modernised, luxury accommodation, beautifully presented gardens and communal facilities including a large party barn with commercial kitchen and bar. The site also benefits from a building plot with planning permission for two additional holiday cottages. Planning has also been approved for change of use of the office to further holiday accommodation. The holiday homes are set in approximately 3.6 acres in a magnificent position on the edge of Westward Ho!, moments from the village's expansive sandy beach with exceptional coastal and countryside views.

The Property

Westward Living Holiday Homes is a collection of 12 beautifully appointed holiday rental cottages, recently renovated to provide luxury living in a highly sought-after coastal location on Devon's Hartland Heritage Coast. The properties range from one-bedroom cottages to four-bedroom houses, with each featuring light, airy accommodation and high-quality contemporary fittings and styling throughout.

Each of the homes has either a self-contained reception room or an open-plan reception, dining area and kitchen. The three larger homes, Furlong, Farriers and Gallops, all benefit from 29ft open-

plan living spaces, with dual aspects including doors opening onto patio terrace areas. Many of the homes are also fitted with woodburning stoves in the living areas, for a sense of comfort and warmth. The kitchens are each fitted and finished to the highest of standards, with modern units for kitchen storage, all the necessary integrated appliances and breakfast bars and dining areas. Nine of the properties provide accessible bungalow- style accommodation across a single level, while three have bedrooms to the upper level, providing elevated views across the surrounding countryside. Two of the properties, Kalas and Royal Celerity, feature first-floor bedrooms with sheltered balconies, with the Kalas home featuring a balcony hot tub. Of the 27 bedrooms across the 12 cottages, 23 are en suite, with many of the bathrooms featuring spa-style bathtubs, walk-in showers, floor-to-ceiling mosaic tiling and various other impressive details.

Planning permission has been granted for an additional two holiday cottages to be built within the grounds with proposed plans including an open-plan living area and kitchen on the ground floor with a sunken drawing room. The first floor plans are for a luxury bedroom suite complete with a balcony and hot tub.













Outside

The development is set in a picturesque hilltop position, surrounded by fields yet only a short distance from the sea and Westward Ho's beautiful stretch of sandy beach. The grounds include communal facilities in the two large barns. These comprise a games room with an above-ground pool, a dining room, bar and commercial kitchen which is available as a venue for hire by guests, or for outside bookings and provides splendid, seated dining space or a relaxed bar-style setup with its own sun deck. There is also substantial storage and stabling, which provides further opportunity for commercial activity. There is plenty of parking on-site for residents and guests alike, while each cottage has its own area of well-tended garden, including decks, patios and al fresco dining areas, many of which also have hot tubs.

Situation

The delightful village of Westward Ho! lies in a sought-after North Devon position on the coast, close to where the rivers Taw and Torridge meet the sea. The village has a wealth of everyday amenities,
a beautiful beach and access to stunning sailing opportunities. The historic port town of Bideford is just 3 miles away and offers a wide range of amenities and facilities including large supermarkets, high street shopping, a community hospital and variety of cafes, pubs and restaurants.

An even further extensive range of facilities can be found in the thriving town of Barnstaple just 10 miles away that offers a vast array of local and national retailers, public houses, restaurants and a leisure centre and multi-screen cinema complex, as well as a mainline railway station. Nearby Northam has a primary school, while Bideford offers a choice of schooling, including state primary and secondary
schools, as well as the independent Kingsley School. The property lies on the beautiful Hartland Devon Heritage Coast with its magnificent beaches including Saunton, Woolacombe and Croyde, while Exmoor National Park and the Traka Trail are also easily accessible as well as golf at The Royal North Devon Golf Club. The area is well connected by road, with the A39 providing access along the coast,
while the A386 and A377 offer routes towards Exeter and Plymouth.

General Information

Local Authority: Torridge District Council
Council Tax: Business rates apply
Services: Mains gas, electricity and water. Private drainage via a septic tank which we understand is compliant with current regulations.
Planning: 1/0989/2023/FUL and 1/1139/2021/FUL. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.
Mobile and Broadband Checker: Information can be found here
https://checker.ofcom.org.uk/en-gb/
Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not
Tenure: Freehold



The position & size of doors, windows, appliances and other features are approximate only.

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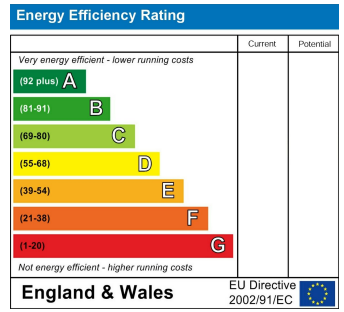

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