

1 Pines Close

Cornborough Road, Westward Ho!, EX39 1FS

£695,000



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An Impressive Modern Detached Home Close To The Coast

1 Pines Close, Westward Ho, Bideford, EX39 1FS



Commanding a generous corner-plot within this exclusive cul-de-sac in Westward Ho!, 1 Pines Close is a truly impressive, modern detached family home located just minutes from the beach. Boasting spacious and well-planned accommodation, including a spectacular open-plan kitchen/diner/family room opening to the garden, the property also enjoys ample off-road parking, a large double garage and an enviable South & West-facing garden. Constructed c. 2020 and finished to a high-specification with energy efficient features including underfloor heating and PV solar panels, the property offers easy maintenance and peace of mind, being sold with the remaining balance of the NHBC warranty. Perfect for those seeking an imposing, yet easy to run coastal residence or an adaptable family home, this stylish property is not to be missed.

The choice coastal location of Westward Ho! boasts a glorious 2 mile stretch of sandy, blue-flagged beach, popular with families, surfers and cold water swimmers alike. The village itself offers local shops and stores, a number of restaurants, cafes and public houses and the village green, which is central to events throughout the summer, along with the Royal North Devon Golf Club. Nearby is the popular village of Northam with an infant and primary school, a library and a doctor's and dentist surgery, the historic fishing village of Appledore and the tourist hotspot at Instow, each connected by a regular bus service.

The port town of Bideford provides a wide range of facilities and good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter in the South and convenient route to the M5 motorway via the North Devon Link Road.

DETAILS

The property opens to a spacious and inviting entrance hall with double doors to the generous sitting room, along with the ground floor utility/cloakroom, home office/bed 5 and the open-plan kitchen/diner/family room at the rear.

Arguably the hub of the home, the impressive kitchen/diner/family room is well-fitted and offers superb informal reception space with double doors opening to the South & West facing garden therefore, creating a wonderful transition from inside to outside, perfect for the summer months.

The first floor landing opens to 4 double bedrooms, 2 ensuites, and the 4 piece family bathroom.

Outside, the property is approached by a private driveway leading to the large double garage, whilst to the rear is a well-landscaped garden enjoying a sunny South & West-facing aspect.



Entrance Hall

This inviting space welcomes you into the home, providing stairs to the first floor and a useful understairs cupboard.

Sitting Room 5.89m x 3.38m (19'3" x 11'1")

With double doors from the hallway, this generous reception room enjoys a dual aspect and is found at the front of the home.

Kitchen/Diner/Family Room 9.39m x 4.45m (30'9" x 14'7")

The heart of the home, this superb open-plan living space is found at the rear with doors opening to the garden. The kitchen is fitted to exacting standards comprising solid work-surfaces including an inset sink & drainer unit with handle-less cupboards below and matching wall-units over with under-lighting, built-in appliances include a double oven, induction hob with extractor over and a dishwasher, space for American style fridge/freezer, central island/breakfast bar with drawers and cupboards below, ample lounge/dining space, low-level lighting and tiled floor.



Home Office/Bed 5 3.17m x 2.67m (10'4" x 8'9")

An adaptable space that could alternatively make for a separate snug, children's play room or bedroom for a dependant relative.

Utility/Cloakroom

Fitted with work surfaces comprising a stainless steel sink and drainer with space and plumbing for a washing machine and tumble dryer and cupboards below, white suite comprising a low-level W.C and wash basin.

First Floor

A spacious landing flooding the home with natural light.

Bedroom One 3.94m x 3.23m (12'11" x 10'7")

A large double bedroom with built-in wardrobes, found at the rear of the home.

Ensuite

Well-appointed and fitted with a suite comprising a "walk-in" shower, low-level W.C, wash basin and heated towel rail.

Bedroom Two 3.75m x 2.81m (12'3" x 9'2")

A good-sized double bedroom with built-in wardrobes, found at the rear of the home.



Ensuite

Fitted with a suite comprising a "walk-in" shower, low-level W.C, wash basin and chrome towel rail.

Bedroom Three 3.98m x 3.23m (13'0" x 10'7")

A further double bedroom enjoying views to the estuary, found at the front of the home.

Bedroom Four 3.48m x 2.98m (11'5" x 9'9")

A double bedroom, currently arranged as a twin, found at the front of the home.

Family Bathroom

Fitted with a four piece suite comprising a "walk-in" shower, bath, low-level W.C, wash basin and heated towel rail.



Outside

The property is approached at the front by a private brick paved driveway providing ample off-road parking and leading to the garage. There is access to the side leading to the rear garden which has been well-landscaped including a large wraparound patio, lawn with flower beds and borders and a raised deck. Enjoying a good degree of privacy and a sunny South & West aspect, the garden is a real feature of the home and offers the perfect transition from inside to outside.

Garage 6.16m x 6.08m (20'2" x 19'11")

A generous double garage/workshop with electric door, light and power connected, electric shower and personal door to the rear.



SERVICES: All mains connected. Combined underfloor & radiator heating.

EPC: B

TENURE: Freehold

COUNCIL TAX: Band F

LOCAL AUTHORITY: Torridge District Council



DIRECTIONS

From Heywood Roundabout on the A39, head towards Bude and take the first right, at the traffic lights, towards Westward Ho! Continue on this road without deviation to Cornborough Cross and turn left into Cornborough Road. Continue a short distance, where Pines Close will be found on the right hand side, approximately halfway up the hill. The property is first on the left occupying the corner position.



VIEWING

By appointment through
Phillips Smith & Dunn,
Bideford Office
01237 879797



GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



PINES CLOSE, WESTWARD HO!

TOTAL FLOOR AREA : 2112 sq.ft. (196.2 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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