

1 Manorville

Fosketh Hill, Westward Ho!, Bideford, EX39 1UL

Offers In Excess Of

£485,000



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Large Family Home Well Located In Westward Ho!

1 Manorville, Fosketh Hill Westward Ho!, Bideford, EX39 1UL



1 Manorville is an exceptionally attractive six-bedroom semi-detached residence, commanding an elevated position with breathtaking panoramic views across Westward Ho! beach and coastline. This impressive home is rich in character, showcasing a wealth of period features and architectural charm throughout.

The property is perfectly suited to a wide range of buyers, whether seeking a substantial family home or exploring the potential for dual occupancy. At its heart lies a beautifully renovated kitchen/dining space, thoughtfully designed to create a seamless flow between areas. The newly fitted kitchen boasts a range of contemporary built-in units, integrated appliances, and generous work surfaces - ideal for those who enjoy cooking and entertaining. There is also a comfortable area for informal dining.

The spacious living room provides a welcoming environment for family life and social gatherings, effortlessly extending into a bright conservatory. From here, you step out onto a newly installed raised decking area, where stunning views of the beach and bay can be fully appreciated. The balcony offers the perfect setting to unwind in the evening sun.

Connecting these spaces is a practical lobby area, alongside a large storage room or study - ideal for those working from home. The property also benefits from excellent Wi-Fi connectivity.

The lower ground floor features a generously sized bedroom with an en-suite, offering excellent potential for dual occupancy. With its own private access, this space is ideal for a dependent relative, independent

teenager, or even as a potential Airbnb opportunity. This level also includes a utility/storage room and access to the upper floors.

On the first floor, you'll find a superb selection of bedrooms, most benefiting from their own en-suite shower rooms - perfect for modern family living. The principal bedroom is particularly impressive, offering generous proportions and spectacular far-reaching coastal views.

With six bedrooms in total, the property offers great flexibility. One or two rooms could easily be repurposed as a home office, additional living space, or further storage, enhancing its appeal for those in need of extra room.

Offered with no onward chain, the property is ready for immediate occupation. Additional benefits include underfloor heating in the kitchen, dining room, and conservatory, as well as off-road parking with potential to create additional spaces if required.

Externally, the property is designed for low-maintenance living. To the front, there is a small patio area with side access leading to the rear. The rear garden features another patio - perfect for enjoying the evening sun, along with double doors that open directly into the property, creating an ideal space for entertaining.

The garden itself is a blank canvas, offering excellent potential for landscaping, whether through raised beds, potted plants, or a more structured design.

This is a fantastic opportunity to acquire a versatile and spacious coastal home, perfectly suited for large families or dual living arrangements. For further information or to arrange a viewing, please contact our Bideford office.



Measurements

Lounge 2 4.48 x 5.00

Kitchen 3.94 x 4.48

Conservatory 5.76 x 2.97

Bedroom 4.16 x 2.82

En-suite 0.98 x 2.37

Bedroom 2.83 x 3.31

En-suite with bath 2.54 x 1.29

Bedroom 3.44 x 4.25

En-suite 2.99 x 1.12

Study/Nursery 2.59 x 1.60

Bathroom on its own 2.45 x 1.71

Bedroom 4.61 x 2.45

En-suite 1.68 x 2.04

Master Bedroom 4.52 x 4.03

En-suite 1.42 x 1.39





Situation

Situated on the edge of central Westward Ho! in an elevated and commanding position, 1 Manorville enjoys convenient access to a wide range of local amenities, all within easy walking distance. The village offers an excellent selection of both independent and national retailers, along with award-winning restaurants and popular seaside eateries.

The surrounding area is renowned for its natural beauty, with nearby Abbotsham Cliffs providing some of the finest coastal walks and truly breathtaking views. The expansive golden sandy beach is a particular highlight, attracting surfers and water sports enthusiasts from across the region.

Beyond Westward Ho!, the property benefits from excellent transport links, including a regular bus service and easy access to the A39, connecting to the wider motorway network. The historic port town of Bideford, located just four miles away, serves as the area's main administrative centre and offers a broader range of employment opportunities, shopping facilities, and leisure amenities, including pubs, restaurants, and well-known high street brands.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

From Heywood Roundabout in Bideford, proceed towards Westward Ho! along the B3236, continuing for some distance. Upon reaching a fork in the road, bear left onto Kingsley Road. Follow this road as it continues into Fosketh Hill, where the property will be found on the left-hand side, clearly identified by a For Sale board.

VIEWING

**By appointment
through
Phillips Smith &
Dunn,
Bideford on
01237879797**



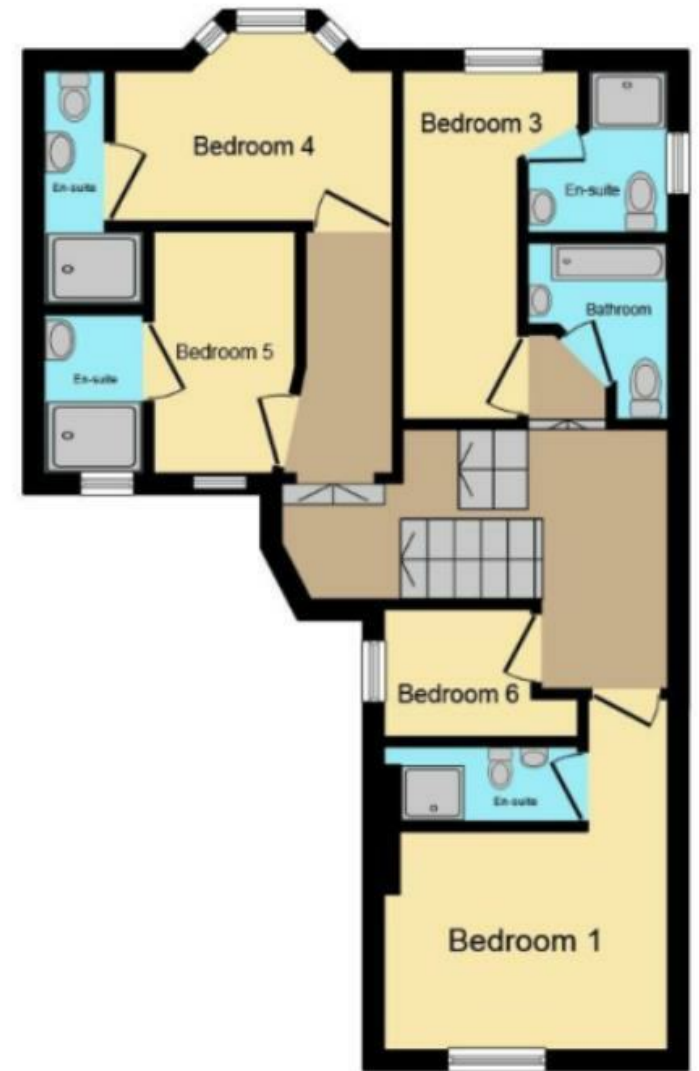
Floorplan 1



Lower Ground Floor



Ground Floor



First Floor