



**3 Southmoor House**  
**Buckleigh, Westward Ho! Devon EX39 3PU**

Offers in excess of: £250,000



A unique opportunity to acquire a charming and incredibly spacious Georgian property on the outskirts of Westward Ho! with a large mature garden and parking. The house forms part of a substantial former Gentleman's Residence that comprises a generous sitting room, dining/reception room, kitchen, ground-floor WC, a stunning 18ft first-floor bedroom (could easily be divided into two rooms), a large bathroom and a dressing room/sitting area.

The property offers a sense of space and natural light with its large sash windows and tall ceilings.

The gardens to 3 Southmoor are of particular note. The plot is particularly spacious and offers attractive level spaces on two sides of the property, which encourages outdoor living. The pretty garden is full of mature trees, plants and areas of lawn with raised beds and potting shed. There is off-road parking and a single garage.

No Chain



**Situation:** The property is within walking distance of the South West Coast Path, the popular Torrs and Westward Ho! beach.

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lies Northam Burrows Country Park and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found.

**Services:** Mains electricity, water and drainage. Gas central heating system with newly installed combination boiler.

**Tenure:** Freehold

**Energy Performance Certificate:** D

**Council Tax Banding:** A

**Directions:** From Bideford Quay, proceed to the Heywood Roundabout and turn left onto the A39 signposted to Bude. At the traffic lights, turn right to Westward Ho! After approximately ¼ mile, just after the "WELCOME TO WESTWARD HO!" sign, there is a private lane on the right. Drive down the end of the lane and turn left.





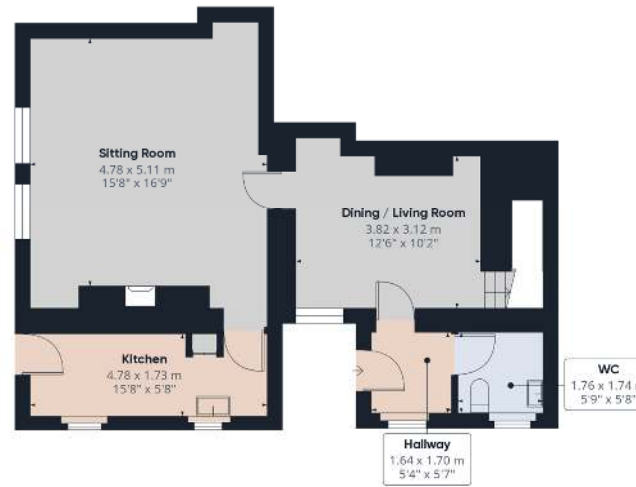
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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
103.83 m<sup>2</sup>  
1117.62 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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