



Kipling

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12 Chichester Way, Westward Ho!, Devon, EX39 1XG

A short walk to the Coast & Amenities Bideford 3 miles
Barnstaple 10 miles

A beautifully maintained property with stunning sea views, extensive gardens, approx. 2 acres of woodland in a popular coastal village

- Stunning Coastal Views
- 3 Double Bedrooms (master ensuite)
- PV Solar Array
- 2 Acres of Woodland
- Freehold
- Short Walk To Beach
- 21'5" Living Room
- Landscaped Gardens
- Double Garage & Parking
- Council Tax band 'E'

Offers Invited £750,000

Situation

Located in the extremely popular coastal village resort of Westward Ho! Kipling occupies a prime position with magnificent coastal views. A favoured destination for surfers, and water sports enthusiasts, Westward Ho! is renowned for its consistent surf and it's beautiful, award winning, 2-mile long, 'Blue Flag' sandy beach, famously backed by its unique, natural pebble ridge, The Northam Burrows Country Park (Site of Special Scientific Interest) and Royal North Devon Golf Club (the oldest golf course in England) are both located on the peninsula. The village hosts a large and diverse range of amenities including; two supermarkets, independent and artisan shops and an extensive choice of establishments of restaurants, pubs & cafes.

The port town of Bideford extends a wider range of facilities; including; a large assortment of shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The coastal resorts of Appledore and Instow are close by and offer a mixture of sandy beaches, fine pubs/restaurants and a historic quay amongst other amenities and attractions. The A39/North Devon Link Road (1 mile) provides brisk passage in/out of the area, to the regional centre of Barnstaple (11 miles) and M5 motorway Tiverton Parkway train station (London Paddington 1h 57m).

Description

Kipling is situated on a private road which forms part of Chichester Way and occupies a commanding position, with breath-taking views across Bideford Bay, the extensive sandy beach of Westward Ho! and the dunes of Northam Burrows. Positioned at the foot of a small, exclusive development, this large, detached home was built in 1998 and is of block construction beneath a tiled roof, the property offers well-considered, spacious accommodation, with ample space and potential to extend (stp). The property is completed by garaging parking, pretty, landscaped gardens and 2 acres of woodland that adjoin the garden.



Accommodation

Steps lead to an open porch and the front door, opening into the ENTRANCE HALL with cupboard and HALLWAY with further cupboard and doors leading to all principle accommodation. The 21'5" LIVING ROOM, enjoys a triple-aspect and fine coastal views via the panoramic windows. and large sliding door to the rear terrace and gardens. The KITCHEN / DINING ROOM is fitted with a range of bespoke solid beech hardwood units and light worktop. Miele appliances, including; inset electric hob with extractor hood over and high- level electric oven/grill, ceramic double sink with drainer, space/plumbing for white goods. space for dining table and door out to the dining terrace and back gardens. The MASTER BEDROOM is a large, double-room with twin fitted wardrobes/cupboards and ensuite shower room, comprising; shower, basin & WC. BEDROOM 2 is a Double room with large, inset fitted cupboard/wardrobe. BEDROOM 3 is also a double room. The FAMILY BATHROOM comprises a 3-piece white suite.

Outside

The front of the property is reached by a private driveway with parking for multiple vehicles in front of the twin, integral garage with a large brick-paved area to the right, providing further parking for multiple vehicles and turning area. To the left of the property is a large, terraced, planted bed with sun terrace above. The back garden enjoys a westerly aspect, has been landscaped and is predominantly laid to lawn for ease of maintenance, with fence and evergreen hedge boundaries. On the southern side of the bungalow is a large dining terrace, bordered by pretty, planted beds, at the bottom of the garden is a large level area, a perfect spot for a 'kitchen garden' with large glazed potting shed with power/light and further large wooden shed. Adjoining the garden is an area of woodland, approx. 2 acres in total, providing a haven for wildlife, with deer being frequent visitors.

Services & Additional Information

All mains services are currently connected. Central heating via radiators.

PV Solar Array.

Broadband: 'Standard' 'Superfast' 'Ultrafast' is available (Ofcom) Please check with chosen provider

Mobile phone coverage from the major providers: EE - Good/Variable / o2 - Variable / Three - Good/Variable / Vodafone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030.

Directions

What3words:///design.turkey.never

Postcode: EX39 1XG (Not to be relied upon).

If approaching from The A39 (North Devon Link Rd), at Heyward Rd roundabout, turn towards Northam/Appledore/Westward Ho! onto the A386 onto the B3236 for approx. 800 yards, turning left into Bay View Rd (signed Abbotsham / B3236), after approx. 1 mile, at the crossroads, continue straight across (slight dogleg to the left) into Cronborough Rd. after approx. 160 yards, turn right into Frances Drive, keeping to the right into Chichester Way, follow the road around to the left and enter the private drive at the end of which you will find Kipling (No.12), at the foot of the cul-de-sac.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

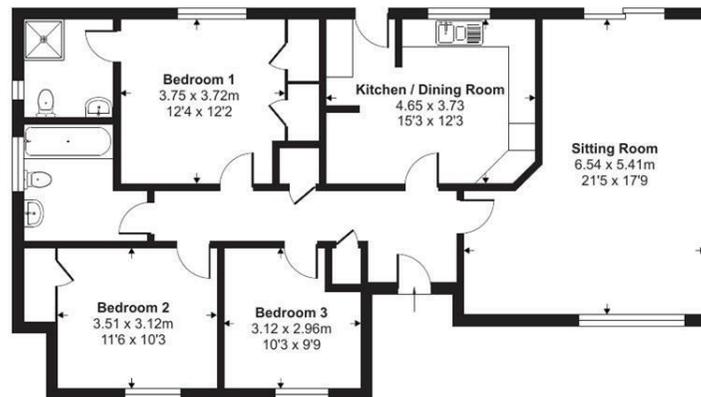
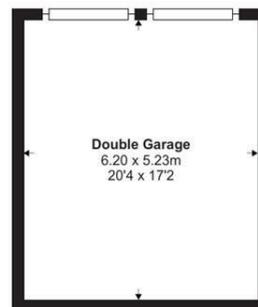
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Approximate Area = 1176 sq ft / 109.2 sq m
Garage = 349 sq ft / 32.4 sq m
Total = 1525 sq ft / 141.6 sq m

For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Stags. REF: 1358328