

for sale



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Dudley House,  
19 Dudley Way, Cliff Tops,  
Westward Ho!, Bideford,  
North Devon. EX39 1XD



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**Dudley House,  
19 Dudley Way, Cliff Tops, Westward Ho!,  
Bideford, North Devon. EX39 1XD**

**Price Guide  
£650,000**

***Properties like this rarely become available in such an enviable cliff top location with superb uninterrupted panoramic coastal views over the Bideford and Barnstaple Bay.***

**A detached split level home offering adaptable family accommodation with ground floor guest suite, enjoying a superb coastal location with uninterrupted views over 5 miles of sandy beaches extending from Westward Ho! to Saunton Sands, taking in the breathtaking views of The the Bay to Lundy Island in one direction and Northam Burrows to the Taw Torridge Estuary in the other, with Exmoor in the distance.**

**Property:** Dudley House is situated overlooking the bay, on the edge of the Cliff Tops development approached off a gated private driveway serving 2 other neighbouring properties. Built in 2000 by NHBC Registered builders and designed to take full advantage of its position enjoying uninterrupted panoramic coastal views. A truly rare opportunity to own a coastal property with superb uninterrupted 180 degree panoramic coastal views over the Bideford and Barnstaple Bay, taking in the beaches of Westward Ho! and Saunton Sands, Northam Burrows Nature Reserve and The Taw Torridge Estuary with Exmoor in the distance. The superb views can be enjoyed from gardens as well as from within the accommodation and even from the garage!

**Location:** Cliff Tops is located on the ridge overlooking Westward Ho! and is approached off Cornborough Road which in turn is approached off Buckleigh Road (B3236) and connects the village of Westward Ho! with The Atlantic Highway (A39) just west of the Heywood Road Roundabout at the end of the Torridge Bridge at Bideford. Westward Ho! is an up and coming coastal village with a very good selection of local shops and amenities which include Post Office, chemist, newsagents, hairdressers, 2 grocers, bakers, butchers, a Tesco Express and choice of restaurants, takeaways, public houses, tea rooms and more besides. National and local buses serve the village. The superb long sandy blue flag beach is an undoubted attraction to both locals and holiday makers alike, being popular with surfers and young families. The famous pebble ridge protects the Northam Burrows Country Park and Nature Reserve where The Royal North Devon golf club is situated alongside the Estuary.

**Directions:** From Bideford leave the A39 roundabout signposted towards Bude, proceed up the hill and take the first right signposted Westward Ho! Follow the lane through the bends for about half a mile, take the next left into Cornborough Road, follow the road until it narrows then turn right into Armada Way, follow the road avoiding the small chicane and take the first right turn into Dudley Way, go around the corner and through the gates at the end of the road into the private drive, Dudley House is on your left.

## ***Coastal views do not come much better than this!***

- Superb Uninterrupted Panoramic Coastal Views
- Private Gated Driveway Approach
- Glass and Steel Balcony overlooking the Bay
- Living Room with Uninterrupted Coastal Panorama
- Impressive Kitchen Diner with gas fired AGA
- The 4th bedroom is now integrated into kitchen diner
- Master Bedroom with built in wardrobes
- En Suite Shower Room
- Family Bathroom
- 3rd Bedroom/ Study with built in furniture
- Ground floor 2nd Bedroom with Sea Views
- Ground Floor Shower Room
- Large Utility Area
- Spacious Central Hall with Sea View
- Large Void with Conversion Potential
- UPVC Double Glazing
- Sea views from most rooms
- Gas Radiator Central Heating
- Coved Ceilings and Panel Style Doors
- French Doors off Living Room to balcony
- French Doors off Kitchen Dining Room
- Large Integral twin bay Double Garage
- Garage could be converted to provide 1 or 2 Bedrooms
- Potential for integral annexe by converting the garage
- Easy Level Parking for 4 to 6 cars
- Enclosed South Facing Rear Garden
- Feature Walling
- Rear garden Terraces
- Front Terrace with Sea Views
- Lawns to Front, Side and Rear



To arrange a viewing please contact



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**Accommodation comprises as follows:**

**Open Pillared Entrance Porch** and under cover walkway with outside lights leading to Partial glazed front entrance door with side window leading into

**Hallway:** With inset mat well, staircase with glass balustrade off to first floor with storage cupboard under and radiator.

**Spacious First Floor Hallway:** With window above the stairs looking out over the bay, airing cupboard with 'Worcester Bosch' gas combination central heating boiler and shelving, smoke detector, heating thermostat, radiator and doors off, access to loft space with ladder and light.

**Living Room:** 18'11" x 11'3" (5.77m x 3.43m) With feature fireplace having inset open living flame coal effect gas fire with brass fittings on marble hearth with wooden mantle surround, Satellite TV and telephone points, 2 ceiling lights with 2 matching wall lights, 3 radiators, twin French doors with side windows opening onto seaward facing **Balcony** with low walling, stainless steel and glass balustrade, uninterrupted panoramic coastal views across the Bideford Barnstaple bay from both the living room and balcony.

**Kitchen Diner:** 26'6" x 12'1" (8.07m x 3.68m) With twin half glazed fold back doors leading from the hall into a very impressive kitchen/Diner (formerly 3 rooms) a very impressive dual aspect room with both a sunny southerly aspect with French doors on to the garden and very impressive coastal views and glazed door on to front **Balcony**. Fitted with range of deep base drawers with inset secondary drawers and eye level cupboards, flush built in larder cupboard, feature shelved recess with space for in set fridge freezer. Peninsular unit with inset sink and drainer unit, breakfast bar and concealed built in dish washer. double oven gas fired AGA cooker also providing secondary heat.

**Bedroom 1:** 15'3" x 11'6" (4.65m x 3.50m) With built in furniture comprising chests of drawers, mirror fronted triple wardrobe, his and hers wardrobes, 3 over bed lockers, 2 bedside units with drawers, glass shelving and lighting above, TV point and radiator.

**En Suite:** With half tiled surround and white suite comprising pedestal wash basin, close coupled WC, corner shower, shaver point, extractor and radiator.

**Bathroom:** With half tiled surround and white suite comprising panel bath, pedestal wash basin, close coupled WC, shaver point, extractor, ceiling down lighters and radiator.

**Bedroom 3/Study:** 9'2" x 7'11" (2.80m x 2.41m) With built in furniture along one wall incorporating workstation with desk top and computer key board shelf, printer cupboard with roller shelves, recess with roller shelf for hard drive and further shelf above, nest of drawers, stationary cupboard, high level double storage cupboard and display shelves above work station, telephone point and radiator

**Ground Floor Bedroom 2:** 16'5" x 8'9" (5.00m x 2.56m) With TV point, radiator and uninterrupted coastal views.

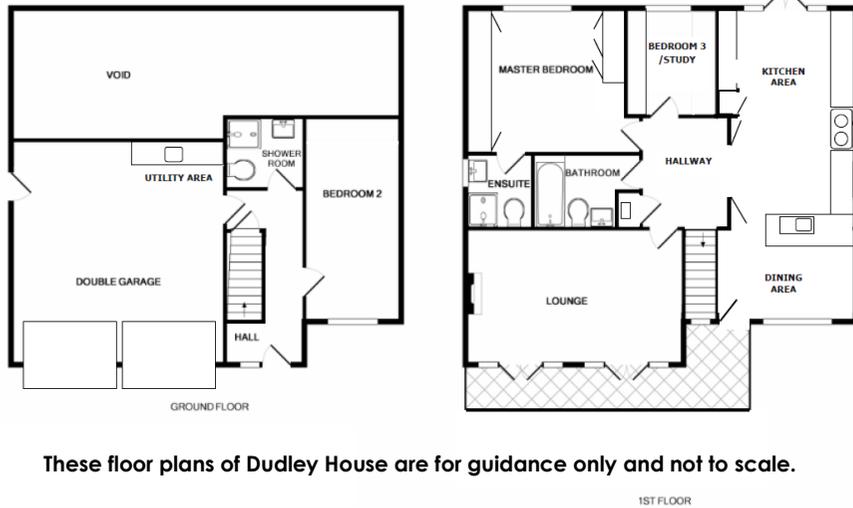
**Ground Floor Shower Room:** 6'2" x 5'9" (1.88m x 1.75m) Half tiled and fitted with white suite comprising, pedestal wash basin with mirror and shaver point, close coupled WC, corner shower, extractor and radiator.

**Utility Area:** With tiled floor, Base and eye level cupboards beneath worktops with tiled splash back and inset stainless steel sink and drainer unit with mixer taps, plumbing for washing machine and vent for tumble dryer.

**Large Integral Double Garage:** 19'2" x 18'7" (5.84m x 5.66m) with integral access from the hallway, power and light, electric trip box, worktops, high level storage shelves above the twin up and over garage doors one of which is electric, further part glazed personnel door to outside. The uninterrupted coastal views are enjoyed from both within the garage with the doors open and from the driveway. The garage has potential for conversion to 1 or 2 further bedrooms with sea views.

**Agents Note:** *By utilising the existing double garage and ground floor accommodation there is undoubted potential to provide an Integral self contained Annex for dependent relatives, this self contained living space would benefit from intercommunicating and independent access points.*

**OUTSIDE: Front Garden:** The same superb coastal views are enjoyed from both inside and out and extend from Lundy Island to Exmoor encompassing the Barnstaple Bideford Bay and the Taw Torridge Estuary. The Front lawn is edged by a chipping pathway leading to a front terrace which leads around to the side of the property and on to a useful concealed beach hut style tool shed. A covered and illuminated walkway in front of the garages leads to the front entrance porch and a side path with outside tap leads through a pedestrian gate and on to steps which are screened by a tall wall and hedge with further gate at the top leading to fully enclosed south facing Rear Garden. A private tarmac driveway to the front provides easy parking and turning space for 4 or more cars and separated from the neighbours by a low hedge.



**These floor plans of Dudley House are for guidance only and not to scale.**

**Rear Garden:** South facing and fully enclosed by walls and fencing, being mainly laid to lawn with well stocked shrub beds and selection of fruit trees. A low level terrace with view over the bay is also approached from the kitchen. A slightly raised terrace at the top of the garden is set into the lawn and a perfect place to enjoy the last rays of the summer sunshine at the end of the day and the superb coastal sunsets and potential for coastal views.

**Side Garden:** To the east of the property is a large area of banked lawn slopping up to the south, again with superb coastal views and a selection of specimen plants and hedging siding onto the gated approach drive. This area offers potential for garage extension with accommodation above subject to planning (previous planning existed but has now lapsed).

**Services:** All Mains Connected

**Council Tax:** Band E

**Agents Note:** Planning permission was granted on 23/11/2009 and extended for 3 years on 20/12/2012 (Application no: 1/0824/2009) for the erection of a 2 storey extension to the eastern elevation of the property and the conversion of the existing integral double garage. This permission has now lapsed. However, could be re applied for again and would provide a new double garage, a further 2 double bedrooms, 3<sup>rd</sup> shower room, an additional living room with picture windows opening onto a large terrace. All would enjoy superb uninterrupted coastal views. The property also has a large void behind the existing garage and ground floor bedroom which could be converted and incorporated into the accommodation (as has been carried out on a couple of the neighbouring properties). All alterations or extensions are subject to building regulations and/or planning permission.

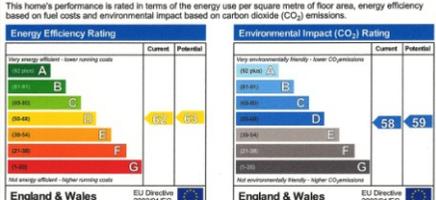




### Energy Performance Certificate

19, Dudley Way  
Walsford Ho  
BIDEFORD  
EX39 1XD

Dwelling type: Detached house  
Date of assessment: 26 March 2012  
Date of certificate: 26 March 2012  
Reference number: D097-2686-6170-9722-7555  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 109 m<sup>2</sup>



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	232 kWh/m <sup>2</sup> -per year	223 kWh/m <sup>2</sup> -per year
Carbon dioxide emissions	4.9 tonnes per year	4.7 tonnes per year
Lighting	£110 per year	£56 per year
Heating	£762 per year	£772 per year
Hot water	£110 per year	£110 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

