



**William Tucker Farmhouse** Offers in excess of: £650,000  
2 Commons Mews, Atlantic Way, Westward Ho! Bideford, Devon EX39 1JG

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A superb 3-bedroom former farmhouse with sea views, off a small drive of individual properties, within walking distance of the village centre. This property has been upgraded throughout including the construction of a stunning 22ft wooden conservatory – all finished with exacting attention to detail and is a fine balance of modern and old. There are walled gardens that are well-designed for entertaining and offer a high degree of privacy. There is a modern garage-set with space for 3 vehicles and adjoining spaces in front, which allows plenty of covered parking for cars, boats etc and areas to work/store. This is an exceptional property worthy of immediate interest.

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 lays 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.



#### Lounge

**15' 7" (4.75m) x 15' 9" (4.8m)**

Large comfy lounge carpeted with two radiators and oak framed fireplace with wood burning stove, cleaned annually by chimney sweep and feature lighting. Shutters to side window

#### Study

**6' 3" (1.9m) x 4' 11" (1.5m)**

Small room used as work room for handy crafts, shutters to window and one radiator.

#### Kitchen/Breakfast Room

**13' 11" (4.23m) x 12' 0" (3.67m)**

Fully fitted kitchen with built in dishwasher, microwave, fridge/freezer and wine cooler. "Stoves" six ring gas/electric oven. Extraction canopy, wooden bespoke worktops and very high-quality kitchen units with oak breakfast bar and mood lighting. Sink and filtered water tap and a top of the range corian worktop. Travertine heated floors. One blow heated that works off central heating.

#### Utility Room

**16' 8" (5.07m) x 4' 12" (1.52m)**

Travertine heated floors, custom made stable door leading to outside storage. Inside utility walk in cupboard with shelves. Utility with sink under cupboards, draws and wooden worktop, washing machine and a Worcester boiler which is annually maintained.

#### Hallway

Travertine non heated floors, one large radiator, stairs to second floor. Office area for working from home off hallway and under stairs w/c with feature hand washing facility with one radiator.

#### Loft

Fully insulated large loft with recent installation of further topping up of insulation, part boarded, lights and loft ladder.

#### First Floor Landing

Carpeted with exclusive sisal carpet, loft entrance with wooden ladder, one large radiator.

#### Bedroom 1

**13' 11" (4.24m) x 15' 7" (4.74m) including En-Suite shower room.**

This takes a superking double bed easily and has recently decorated with feature washed wooden wall, lighting sockets. En-suite with waterfall shower,

w/c and sink with bluetooth mirror and mood lighting, heated tiled floor and tile walls, electric towel rail. French doors with shutters lead to a large balcony to take-in the stunning view of Bideford Bay.

#### Bedroom 2

**10' 8" (3.24m) x 12' 8" (3.85m)**

Single and one double deb, carpeted sisal, one large radiator and built in cupboards over stairs with shutters to window.

#### Bedroom 3

**12' 5" (3.79m) x 12' 0" (3.66m)**

Double bed, carpeted sisal floor, shutters to bedroom window, one large radiator. En-suite with stunning wet room with waterfall shower, feature radiator, heated tiled floor and tiled feature walls, mood lighting, wc, bespoke sink unit, Bluetooth mirror and teardrop bath and python shower attachment.

#### Wet Room

**5' 3" (1.6m) x 6' 0" (1.84m)**

Waterfall shower, sink and wc with heated floors and towel rail.

#### Bathroom

**16' 5" (5.01m) x 5' 11" (1.81m)**

#### Conservatory

**21'8 x 13'4 at longest points (6.40m x 4.08m)**

A bespoke stunning wooden construction with remote electric roof lights, travertine heated floors and mood lighting – spectacular stone feature wall backdrop.

#### Outside

Victorian walled garden with fully established garden which has an abundant flower, shrubs and trees which gives an amazing display all year. Easy to maintain patio area with stone paths and two slab patios areas. One has seating and beautiful palm trees and plants and the other has further seating, established flower beds, pizza oven and BBQ area. This is surrounded by oak post pergola which has trailing roses, great entertainment areas. The garden has lighting and outdoor electrics.

#### Detached Garage

**18' 1" (5.5m) x 16' 9" (5.1m)**

Double and a single garage set, for three cars, parking for a further three cars in front. Double garage has a large loft storage space, workbench, vice and shelves. It also has its own fuse board, lights

and plug points, electric remote opening double garage doors. Used as a gym currently.

### Hot Tub area and 'Daves Bar'

At the rear of the garage raised decked hot tub area with canopy, changing cabin and small garden shed. Full lighting and electric sockets. View across to distant Lundy Island. Storage to the side double garage is 'Dave's Bar' and large fridge freezer, together with wood store and storage areas.

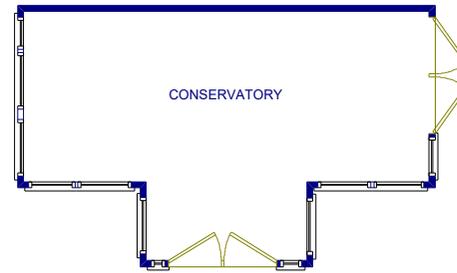
**Services:** All mains services connected, PVCu double glazing and gas fired central heating.

**Council Tax Band:** D

**Energy Performance Rating:** C

### Directions

From Bideford proceed towards Northam until reaching the Heywood Roundabout, take the second exit following signs to Westward Ho! and Northam. Continue along this road passing the Durrant House Hotel on the right hand side. Continue in to Westward Ho! past the speed camera on the left, 100 yards further on Commons Mews can be found on the right hand side, approached off Tadworthy Rd. No 2 can be found after a short distance on the left-hand side.



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NOT TO SCALE



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