

GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From Braunton take the A361 to Ilfracombe. Carry on to Mullacott roundabout and here take 1st exit to Woolacombe. Continue to the sharp right hand bend with the pink house on the left. Take the next right turn, on the left hand bend, into Morteohoe Station Road. Carry on and turn left into Sandy Lane at The Woolacombe Bay signs. Continue on and pass Woolacombe Bay and down the hill. There is a sharp left hand bend and a little further on take the turning on the left, which is the drive to the property with Seymour Heights

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## An Exceptional Contemporary Home

Seymour Heights, 3B Seymour Villas, Woolacombe, EX34 7AQ

Asking Price

**£650,000**

- Marvellous Contemporary Home
- Excellent Location & Fabulous Views
- 3 Bedrooms & 2 Bathrooms
- Light & Spacious Open Plan Design
- U/F Heating to Ground Floor
- Sun Deck with Glass Balustrades
- Ample Off Road Parking
- No Onward Chain
- Very Rare Opportunity





## Room list:

### Entrance Hall

### Utility Room

3.61 x 1.47 (11'10" x 4'9")

### Kitchen & Living Room

5.38 x 4.90 (17'7" x 16'0")

### Sitting Room

4.50m x 3.48 (14'9" x 11'5")

### Bedroom 1

3.30m x 3.18m (10'10" x 10'5")

### En Suite Shower Room

### Landing

### Bedroom 2

4.22 x 3.48 (13'10" x 11'5")

### Bedroom 3

3.43m x 2.90m (11'3" x 9'6")

### 4 Piece Bathroom

2.44m x 2.24m (8 x 7'4")

### Sun Deck

### Dedicated Off Road Parking

The house sits above the village of Woolacombe, a sought after coastal village which forms part of the delightful north Devon coastline, an area of outstanding natural beauty. The beach and village amenities are easily accessible, whilst The South West Coastal path runs through the village and offers many miles of superb walks along the rugged coastline. The main attraction is the large, sandy beach which connects into Putsborough Sands to the south. The beach has joined the likes of Malibu and has the accolade of being a World Surf Reserve - the first in the country. It has also been voted the best beach in the country and in the top 10 in the world!!

The village has a Post Office and stores, some excellent restaurants and pubs. There is a pharmacy, medical centre, primary school and a good choice of local shops and stores. Ilfracombe Town is about 6 miles away and offers further amenities of Tesco and Lidl superstores, secondary school and the award winning Landmark Theatre. There are 2 Michelin Star restaurants, whilst Woolacombe boasts it's own Star at Noel Corston. The golf club at Saunton, to the south, offers 2 championship courses. However, it is the view which really provides the selling point for the property!

Braunton village is to the south where there are further beaches at Croyde and Saunton and a further Tesco's. Saunton Golf Club is widely renowned and offers 2 championship courses. Barnstaple, the principle north Devon is some 14 miles away. Here there is excellent shopping at Green Lanes and out of town at Roundswell. The North Devon Link road offers a convenient route to the M5 at junction 27. The Tarka rail line connects to Exeter which picks up the direct route to London.



Seymour Villas is one of those gems you can just stumble upon as it occupies an area often overlooked and this really is a gem in a great location!! Located high above Woolacombe, the stunning views over the village, Woolacombe Beach, Morte Bay and Baggly, extend on to Hartland Point in the distance and the Atlantic Ocean beyond. This is a view only a limited number of properties are able to offer and which Seymour Villas takes full advantage of.

Originally, this was an ordinary Victorian semi, now, with a lot of vision and expertise, the property is a super contemporary home which demands to be viewed. As soon as you enter the house you get feel of what is to come. With the full height glass entrance door and full height windows, light pours into the entrance hall which opens to the living area. As the living space almost south facing, the full height aluminium charcoal sliding doors not only take in the full vista but lets the light flood right into the property. There is under floor heating to the ground floor with engineered oak flooring. Excellent use of lighting and sky lights add to the airy nature of the rooms. The shaker style kitchen area is very well fitted with appliances and marble work surfaces and the central island has a breakfast bar. The sitting room area also had a beautiful view and stairs to the first floor.

The main bedroom is to the ground floor and has a generous en suite shower. There is a very useful utility room with cloakroom area and this is ideal to de clutter the kitchen space. To the first floor are 2 further double bedrooms, both of which have a view. The contemporary, four piece family bathroom is extremely well appointed with tiled floor and bath tub and freestanding mixer taps and hand shower attachment.

The sliding doors offer level access out onto the sun terrace. This is a delightful area to sit as it offers a good degree of privacy and there area attractive shrub beds. Enjoy an evening glass of wine and watch the sun go down without losing sight of the view, as there are glass balustrades around. A private tarmac lane leads to the front of the house. Here, there is good off road parking for 3/4 cars and oil tank/ store area.

## Services

MAINS:

Water, Drainage & Electric. Oil

## Council Tax band

TBC

## EPC Rating

D

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on 01271 814114

