



THE LOFT HOUSE, 19 SOUTH STREET, WOOLACOMBE

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Directions

From Braunton square proceed on A361 to Ilfracombe. Continue through Knowle village and past West Down to Mullacott Roundabout. Here take 1st left B3343 to Woolacombe. Continue on this road down into Woolacombe. Turn left at Byron Apartments into Werst Road. Carry on over the cross road and down to The Woolacombe Bay Hotel. Follow the road around to the left and up the hill into South Street. The property is on the left just after Arlington Road, you can proceed via an archway that leads into a courtyard and to The Loft House.

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Individual & Particularly Spacious 3 Bedroom Loft House

The Loft House, 19 South Street, Woolacombe, North Devon, EX34 7BB

Guide Price

£465,000

- Well Presented Accomodation
- Open Plan Configuration
- Garage & Parking Space
- Tucked Away Location
- Stylish Bathroom & Shower Rm
- No Ongoing Chain
- 3 Bedrooms
- Close To The Beach
- EPC: Band C



Room list:

- Garage**
5.59m x 3.51m (18'4 x 11'6)
- Ground Floor Inner Hall**
3.86m x 2.01m (12'8 x 6'7)
- Bedroom 2**
3.45m x 2.72m (11'4 x 8'11)
- Bedroom 3**
3.76m x 2.41m (12'4 x 7'11)
- First Floor**

- Lounge Kitchen Diner**
6.60m x 6.35m (21'8 x 20'10)
- Inner Hall**
2.34m x 1.09m (7'8 x 3'7)
- Bathroom**
2.13m x 1.68m (7'0 x 5'6)
- Bedroom 1**
4.27m x 3.23m (14'0 x 10'7)
- Garden Terrace**
4.70m x 4.70m (15'5 x 15'5)

- Tucked Away Position**
- Close To Beach**
- Viewing Essential**

Overview

Phillips Smith & Dunn are delighted to offer to the market 'The Loft House' situated in a pleasant tucked away position within this very sought after coastal village, famed for its superb sandy beach. Woolacombe has been voted a top 13 best beach in the world and won Britain's best beach in 2015. It is a Mecca for surfing and water sports enthusiasts attracting people from far and wide with its excellent water quality having been consistently good over many years. It is a highly regarded holiday destination which could accrue an excellent income as a holiday let therefore, considered an ideal investment opportunity a comfortable family home or bolt hole holiday home retreat. It can be left for extended periods of time having a practical garden terrace that requires the minimum of maintenance.

Briefly, the internal accommodation comprises entrance door leads into a generous garage, with remotely operated up and over door and has a utility area with space and plumbing for washing machine and further domestic appliance. An inner door leads into the lower entrance hall serving two ground floor bedrooms and to the newly appointed shower room, with over size shower enclosure with a stylish and modern suite. The staircase rises to the first floor and opens into an impressive bright and spacious open plan lounge/kitchen/diner which is finished with oak effect flooring and T&G wall panelling. There are numerous skylights that allows plenty of natural light to flood in, the open plan layout provides the perfect space for entertaining and has direct access leading onto the roof terrace. The kitchen has a wide assortment of base and wall units finished with cream high gloss door fronts. There is a good range of working surfaces with inset sink unit, induction hob and eye level oven and space and space for a dishwasher. An inner hall leads through providing access to a beautifully appointed 3 piece modern bathroom and to the master bedroom. This as a delightful room with a vaulted ceiling creating a great sense of space and has a large feature window enjoying a pleasant outlook.

Only with a full viewing can this rare property be appreciated. Not only to see the excellent position, but the flexible investment opportunities on offer. Therefore, an early inspection is advised to avoid disappointment.

Garden & Situation

The property has the benefit of a pleasant garden roof terrace that provides the perfect place to relax and unwind and has speace for a dining set. The current occupiers have installed a hot tub jacuzzi which enjoys a good degree of seclusion and privacy. There is a small summer house situated to one corner along with a useful store. Furthermore directly to the front of the property there is a designated parking space for 1 vehicle along with additional beach hut style store.

Woolacombe is a delightful coastal village which forms part of the delightful North Devon Coastline of outstanding natural beauty. 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 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. Ilfracombe Town is about 6 miles away and offers further amenities of Tesco and Lidl superstores, secondary school and the award winning Landmark Theatre.

Braunton village is to the south where there are further beaches at Croyde and Saunton and a further Tesco superstore. Saunton Golf Club is widely renowned and offers 2 championship courses. Barnstaple, the principle north Devon town, 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.

Services

Mains gas, water & electric

Council Tax band

Comercially Rated

EPC Rating

Band C

Tenure

Leasehold

Viewings

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

