



THE BEACH HOUSE, WOOLACOMBE

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Spacious & Adaptable 4 Bedroom House 'Sea Views' Guide Price
3 The Beach House, Granville Terrace West Road, Woolacombe, EX34 7BW

£569,950

- Spacious & Adaptable Accomodation
- Potential To Split Subject To PP
- Fine Sea Views From Front Elevation
- Arranged Over 3 Floors
- Low Maintenance Garden
- Designated Parking
- Could Suit Dual Family Occupation
- Viewing Absolutely Essential
- EPC: Band TBC

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or email braunton@phillipsland.com

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Room list:

- Lobby**
1.70m x 1.17m (5'7 x 3'10)
- Entrance Hall**
5.08m x 2.03m (16'8 x 6'8)
- Shower Wet Room**
5.33m x 2.84m (17'6 x 9'4)
- First Floor**
- Open Plan Lounge Diner**
7.37m max x 4.95m max (24'2 max x 16'3 max)
- Kitchen**
4.27m x 1.96m (14'0 x 6'5)
- Bedroom 4/ Sitting Room**
4.60m x 2.97m (15'1 x 9'9)
- Utility Room**
2.11m x 0.79m (6'11 x 2'7)
- Shower Room**
2.26m x 0.99m (7'5 x 3'3)
- Second Floor**
- Bedroom 1**
4.19m x 3.78m into bay (13'9 x 12'5 into bay)
- Bedroom 2**
2.95m x 3.78m into bay (9'8 x 12'5 into bay)
- Bedroom 3**
4.62m x 3.00m (15'2 x 9'10)
- Shower Room**
1.98m x 1.70m (6'6 x 5'7)
- Shower Room & WC Cubicles**
4.14m x 1.88m max (13'7 x 6'2 max)

Overview

This is a very rare opportunity to acquire this superbly presented and well proportioned 4 bedroom house, situated in the highly desirable coastal village of Woolacombe. Properties in this location rarely come to the market and therefore, we recommend a viewing at the earliest opportunity to avoid disappointment.

The Beach House is arranged over 3 floors which shares part of the ground floor footprint with the adjoining restaurant. This provides for a very well proportioned home which is sure to appeal to those persons seeking something a little different. The agents consider that there is the potential to split the property into two separate self contained apartments subject to some reconfiguration and the necessary planning permission. Therefore, offers tremendous scope and potential to create something rather special which could take advantage of the lucrative holiday market within this favoured and much sought after coastal village. Furthermore the property is also considered as a fine family home offering plenty of space which could suit a dual family occupation.

The spacious and well planned accommodation flows nicely and briefly comprises, entrance door leads into an inner lobby leading through to a generous entrance hall with staircase rising to the first floor. There is a large shower wet room having 3 separate shower enclosures, with WC and wash basin therefore, is ideal for families after a day at the beach/coastal walks where you can rinse off the sand & saltwater before venturing through the rest of the property. There is also a useful surfboard rack and space for wet suits for those surfing enthusiasts. Stairs rise to the first floor and landing, with access to a utility room and useful shower room. The open plan lounge kitchen diner is a bright and spacious room and enjoys superb views which overlooks the village, Woolacombe Bay and towards the dramatic Baggly Point headland in the far distance. There is access leading onto a balcony terrace that takes full advantage of the fine view the property affords. The kitchen has been well fitted with an attractive shaker style and has ample work tops which doubles up as a breakfast bar to one end. Furthermore to the first floor is a bedroom/sitting room that leads out onto the enclosed rear garden terrace designed with easy maintenance in mind laid with artificial lawn requiring the minimum of upkeep. From here there is access to the 2 designated car parking spaces to rear. To the second floor there are 3 further double bedrooms, bedrooms 1 & 2 located to the front each respectively enjoy splendid sea views. There is also a well fitted shower room and further shower room with 2 x separate WC and twin wash basins.

Situation

The property stands in a most convenient location situated in the very heart of the village of Woolacombe, a very much 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.

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.

Services

All mains connected

Council Tax

To be confirmed

EPC Rating

To be confirmed

Tenure

Freehold

Viewings

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

