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8 Kinevor Close, Woolacombe, EX34 7EE

£699,500









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# 8 Kinevor Close

Woolacombe, EX34 7EE

A beautiful semi detached house located in the highly desirable and picturesque village of Mortehoe, Woolacombe with outstanding sea views. Situated on Kinevor Close. The property boasts a large southerly facing rear garden with sun trap patio area and a delightful front garden and decking area, perfect for entertaining and enjoying the sun all day long.

As you step inside, you are greeted by not one, but two inviting reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. The property boasts five generously sized bedrooms and three bathrooms, offering plenty of room for a growing family or accommodating guests.

Parking is always a premium, but not here as this beautiful home comes with gated driveway providing off road parking for up to four vehicles.

Whether you are drawn to the stunning coastline, the charming village life, or the tranquility of the countryside, this property offers the best of all worlds.

Mortehoe is a quaint village and former manor on the north coast of Devon located directly above Woolacombe which is known for its appeal to surfers, hikers, and remains bustling with activity. The village's beautiful sunsets and welcoming atmosphere make it a haven for those seeking a memorable getaway. The convenience of proximity to surrounding towns such as Ilfracombe, Croyde, and Braunton adds to the allure providing a well-rounded experience for everyone.



## Hallway: 20'0" x 2'9" (6.10m x 0.84m)

A spacious inviting entrance hall perfect for storing coats and shoes when entering the property.

## Reception Room One: 20'2" x 10'4" (6.15m x 3.15m)

This spacious and versatile family room is designed to be the heart of the home, offering both comfort and functionality. Featuring a large double glazed front facing window offering sea views and rear French doors opening to the garden, the room is filled with natural light and provides seamless indoor/outdoor living. A cozy fireplace serves as the focal point, while the ample space accommodates both a comfortable seating area and a dining table, making it the perfect gathering place for family and friends.

## Reception Room Two: 13'0" x 11'6" (3.96m x 3.51m)

This bright and airy room is adorned with beautiful hard wooden floors, the front facing French doors offering sea views open out onto a terrace, extending the living space and seamlessly incorporating the outdoor space, perfect for entertaining or for quiet moments of respite.





**Walk-in Wardrobe: 5'2" x 8'1" (1.57m x 2.46m)**

Directly accessible from the main bedroom, this dedicated space is ideal for a walk-in wardrobe. It offers ample storage options.

**En-suite: 4'2" x 8'0" (1.27m x 2.44m)**

A well lit en-suite features a fully tiled walk-in shower, a toilet, a basin, and a wall-mounted towel rack.

**Bedroom Two: 11'8" x 10'5" (3.56m x 3.18m)**

This bright front aspect double bedroom offers sea views and has the potential to include two built-in wardrobes while still maintaining spaciousness and comfort.

**Bedroom Three: 9'8" x 11'4" (2.95m x 3.45m)**

This inviting king sized bedroom features elegant hardwood floors and is perfectly sized to accommodate a king sized bed and all other necessary furnishings.

**WC: 10'6" x 2'7" (3.20m x 0.79m)**

A useful down stairs toilet comprising of toilet, basin and walk in shower.

**Kitchen: 10'7" x 20'7" (3.23m x 6.27m)**

This large kitchen combines rustic charm with modern functionality, making it a perfect space for cooking, dining, and entertaining. Featuring an array of hardwood base and eye-level units, ceramic stone tiles, and a range of integrated appliances, this kitchen is as practical as it is beautiful. The period feature Belfast sink adds a touch of traditional elegance, while the rear-facing window and French doors ensure the room is bright and airy, with easy access to the garden. Benefiting from under floor heating leading around to the utility room and side entrance.

**Utility Room 6'10" x 10'6" (2.08m x 3.20m)**

A large utility room with ample storage

**Landing: 11'3" x 5'11" (3.43m x 1.80m)**

A large open landing providing direct access to all five bedrooms.

**Bedroom One: 11'0" x 11'5" (3.35m x 3.48m)**

This generously sized front aspect bedroom with sea views offers a perfect blend of comfort and style. With beautiful hardwood flooring and modern spotlights, the room is both warm and contemporary. There is ample space to accommodate a king-size bed along with additional furnishings.







**Bedroom Four: 7'10" x 11'10" (2.39m x 3.61m)**

A generously sized double bedroom with rear aspect views out over the garden and comfortably accommodating a double bed and all associated furnishings.

**Bedroom Five: 8'2" x 8'5" (2.49m x 2.57m)**

This versatile sea-facing single bedroom is perfect for use as a home office or a child's bedroom.

**Bathroom: 11'1" x 8'6" (3.38m x 2.59m)**

A beautiful family bathroom, grand in size and finish, comprising of; a free standing roll top bath, double walk in shower, toilet, basin and mounted towel rack.

**Outside:**

To the front of the property is a large gated driveway that leads up to the property and provides parking for up to four vehicles, a tidy lawn area and an extensive decking area; a sun trap in the morning and afternoon with fantastic sea views, perfect for al fresco dining.

To the rear of the house is a large garden laid to lawn, bordered by mature shrubs and trees providing privacy and definition. Linking the garden to the home is a signification patio area spanning the length of the house and capturing the afternoon and evening sun, an incredible setting to BBQ's and family entertainment during the long summer evenings.

**Agents Notes:**

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

**Directions:**

Proceed from our office in a westerly direction heading out of town on the main A361 sign posted Barnstaple. At Mullacott Cross roundabout take the right hand exit sign posted Woolacombe and Morteheo and follow this road before turning right onto Morteheo Station Road just before you get to the Fortescue Arms. Continue along this road down into the village of Morteheo before turning right into North Morte Road where the property can be found a short distance down on the right hand side.



## Floor Plans

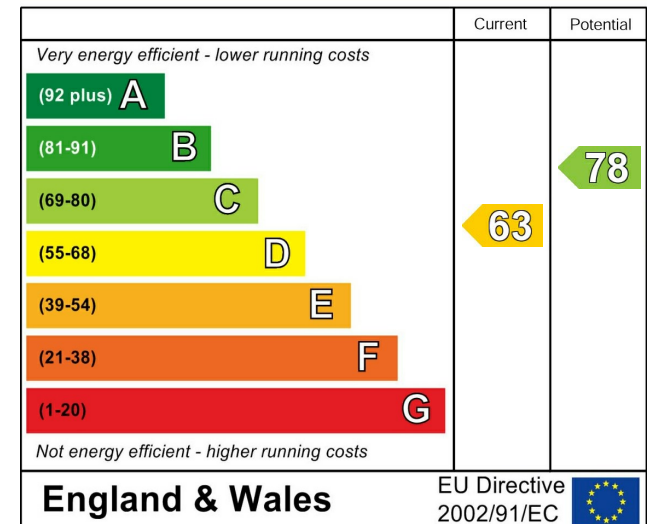


## Location Map



## Energy Performance Graph

### Energy Efficiency Rating



## Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

135 High Street, Ilfracombe, Devon, EX34 9EZ

Tel: 01271 866421 Email: sales@turnerspropertycentre.co.uk

<https://www.turnerspropertycentre.co.uk>