

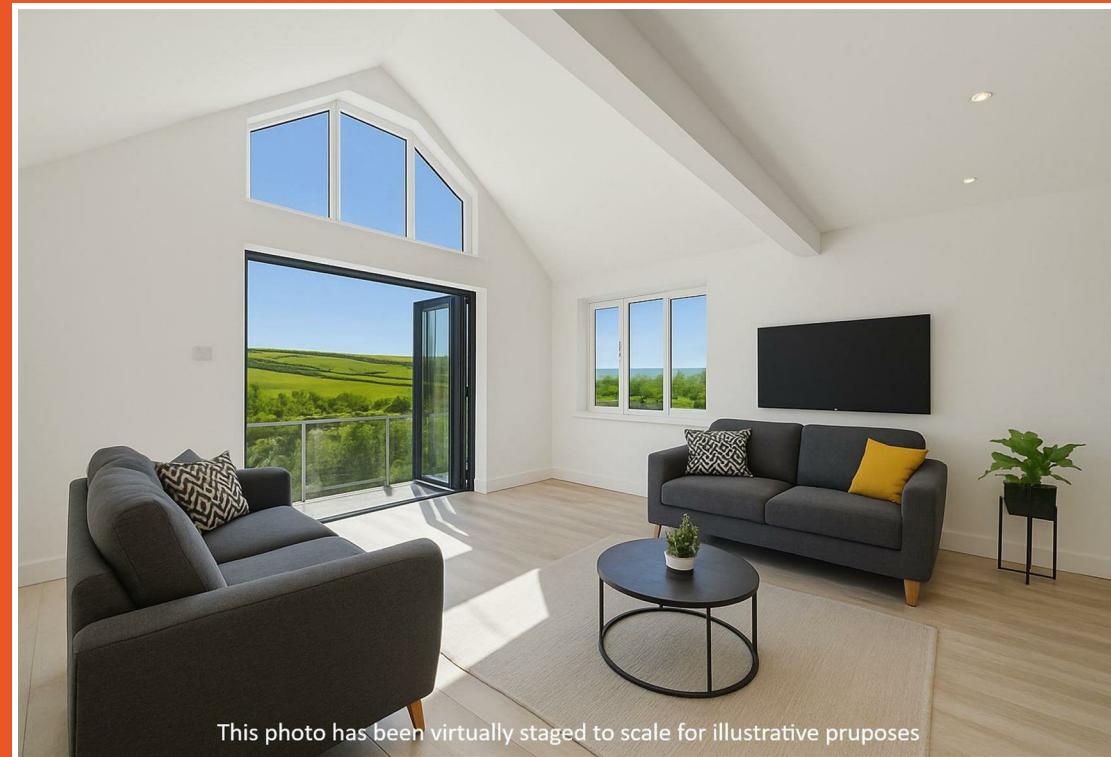
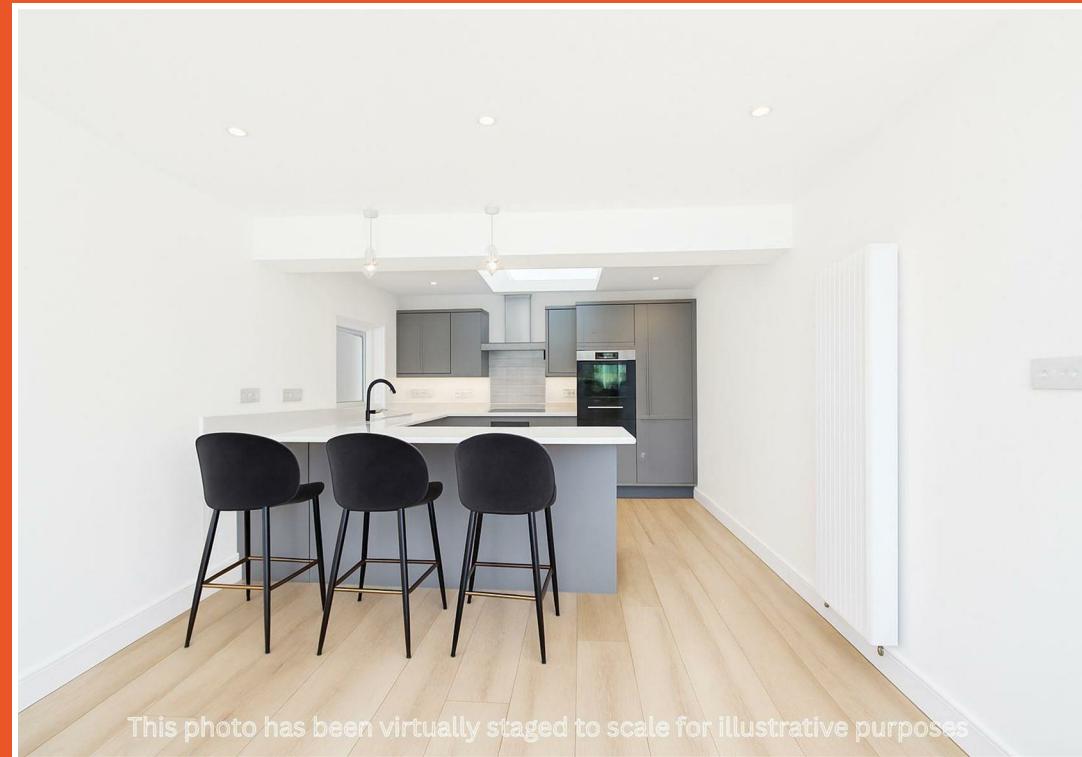


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Station Road, Woolacombe, EX34 7AW

Asking Price £700,000





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Cleave View Woolacombe Station Road

Woolacombe, EX34 7AW

Asking Price £700,000

Welcome to Cleave View, a stunning newly furnished bungalow set at the gateway to Woolacombe, offering breathtaking views of the countryside and the renowned Woolacombe Beach. This beautifully presented home features three spacious double bedrooms, including a primary bedroom with a stylish en-suite. The heart of the property is an exceptional open-plan living area, boasting a modern fitted kitchen with integrated appliances, a spacious lounge, and a dining area with bi-fold doors framing the spectacular views.

Additional highlights include a sleek three-piece family bathroom, a separate utility room, and generous outdoor spaces. The front of the property features a private driveway with parking for multiple vehicles and a stone-paved patio—ideal for entertaining, with panoramic views of Woolacombe Beach and Lundy Island, plus extensive under-patio storage. The rear garden offers a large lawn area overlooking the countryside and includes a wooden shed—perfect for families or outdoor enthusiasts. Cleave View is a rare coastal gem combining modern luxury, thoughtful design, and unparalleled location.

Woolacombe known for its appeal to surfers, hikers, and general holidaymakers 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.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California. For a change of scenery, Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.



Hallway 28'8" x 3'2" (8.74m x 0.97m)

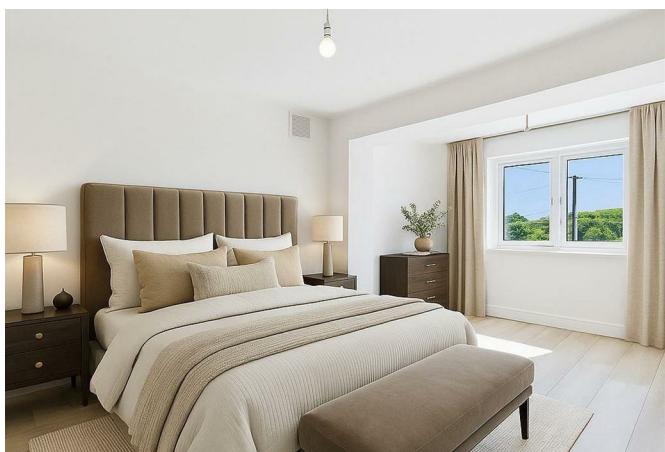
A spacious and welcoming lengthy hallway provides seamless access to all rooms within the property. Featuring wood laminate flooring, spotlighting, and a wall-mounted gas radiator for year-round comfort, the hallway also includes loft access, offering convenient additional storage. Its clean, modern finish enhances the overall flow and functionality of the home.

Living Area 29'9" x 14'4" (9.07m x 4.37m)

This exceptional open-plan lounge, kitchen, and dining area is the heart of the home—perfectly designed for modern family living and entertaining. The spacious lounge-diner comfortably accommodates free-standing furniture and is bathed in natural light, thanks to bi-fold doors opening onto the patio, a large UPVC double-glazed window above and an additional window framing stunning countryside views, the Bristol Channel and distant glimpses of Lundy Island.

The brand-new modern kitchen is both stylish and functional, featuring matching wall and floor units, an integrated four-ring electric hob with an extractor fan, electric fan oven and grill, integrated fridge freezer, dishwasher and a ceramic sink. A breakfast bar, UPVC double-glazed skylight, and additional window further enhance the kitchen's bright and airy atmosphere.

The entire space is finished to a high standard with wood laminate flooring, two wall-mounted gas radiators and spotlighting, making it a truly impressive and versatile area for everyday living and special occasions alike.



Bedroom One 15'5" x 10'0"(4.70m x 3.05m)

Bedroom One is a spacious double room offering ample space for free-standing bedroom furniture. It features a UPVC double-glazed window with picturesque countryside views, a stylish three-piece en-suite, wood laminate flooring and spot lighting, creating a bright and comfortable retreat.

En-suite 9'3" x 3'4"(2.82m x 1.02m)

The en-suite to Bedroom One features a modern fitted three-piece suite, comprising a toilet, a sink basin with built-in storage cupboards below, and a shower. Additional highlights include a wall-mounted mirrored storage cabinet, a heated towel rail, an electric extractor fan, wood laminate flooring and spot lighting, all finished to a high contemporary standard.

Bedroom Two 13'6" x 9'10"(4.11m x 3.00m)

Bedroom Two is a well-proportioned double room offering ample space for free-standing bedroom furniture. It includes a UPVC double-glazed window allowing for natural light, wood laminate flooring, a wall-mounted gas radiator, and spot lighting, creating a bright and comfortable living space.

Bedroom Three 13'10" x 8'1"(4.22m x 2.46m)

The third and final bedroom is a generously sized double room, offering plenty of space for free-standing bedroom furniture. It features a UPVC double-glazed window, wall-mounted gas radiator, wood laminate flooring, and spot lighting, making it a bright and comfortable space suitable for guests or family members.

Bathroom 9'11" x 6'1"(3.02m x 1.85m)

The property boasts an exceptional modern fitted three-piece bathroom suite, comprising a bath with overhead shower, sink basin with integrated storage, and a toilet. Additional features include a wall-mounted mirrored storage cupboard, heated towel rail, electric extractor fan and a UPVC double-glazed obscure window for privacy. The room is completed with wood laminate flooring and spot lighting, offering both style and functionality.

Utility Room 5'6" x 2'4"(1.68m x 0.71m)

The property benefits from a practical utility room, featuring space and plumbing for a washing machine, a sink basin, wood laminate flooring, and spot lighting. This dedicated space adds convenience and keeps laundry tasks neatly tucked away from the main living areas.



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Outside Space

This property truly excels in its outstanding outdoor space, offering a perfect blend of functionality and breath-taking scenery. At the front, a private driveway provides ample parking for several vehicles, leading to a large stone-paved patio—ideal for al fresco dining and outdoor entertaining. This elevated space showcases spectacular views of Woolacombe Beach and the surrounding countryside, creating a setting that truly must be seen to be appreciated.

Beneath the length of the patio is generous additional storage, enhancing practicality without compromising aesthetics. The rear garden features a spacious lawn perfect for outdoor activities, along with a brick-built storage shed and a wooden shed. The garden is beautifully landscaped with a variety of colorful plants, hedges, and mature trees, offering year-round visual appeal and a tranquil outdoor retreat.

Agent Notes

This property has undergone extensive renovations including:

- Complete electrical re-wire
- New super effective gas central heating system that includes a 5 year warranty
- fully replastered
- All New Joinery and Doors
- New Bathrooms with new wall to ceiling tiling
- New modern fitted kitchen and appliances all with 3 year guarantee
- New Bi-fold Doors, Double Glazed Windows and Rear Door (all with 10 year warranty)
- New Floorcoverings and decoration throughout the property

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.

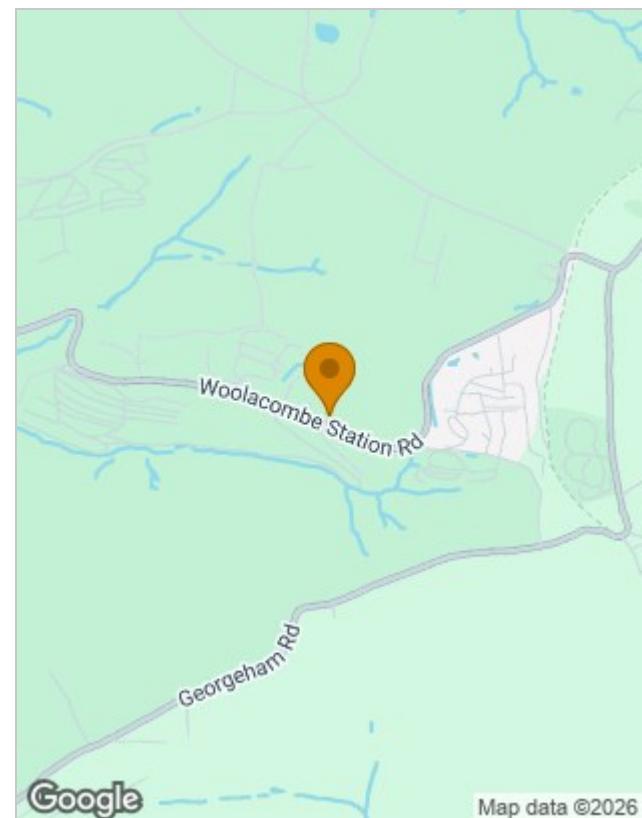
Directions

From office head south-west on the High Street/A361 towards Meridian Place and follow signs towards Woolacombe. Once you get to Mullacott roundabout, take the 3rd exit towards Woolacombe. follow this road for 2.5 miles where the property will be on your right hand side shortly after you enter Woolacombe.

Floor Plans

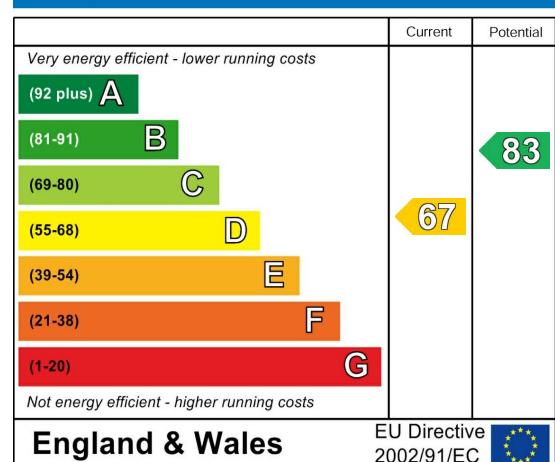


Location Map



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>