



Magnolia



# Magnolia

Putsborough, Braunton, Devon, EX33 1LB

Close to Putsborough, Woolacombe, Croyde & Saunton.

An increasingly rare opportunity to acquire a prime re-development site which, quite simply, enjoys one of the best sea views in Devon.

- Existing mature detached bungalow.
- Plans for replacement dwelling, stpp.
- Large garden plot of 0.35 of an acre.
- Stunning views of the ocean
- Council Tax Band D
- 2 Bedrooms, 2 Reception Rooms
- Proposed 5 bedroom 2 storey home.
- Fantastic views of Putsborough beach
- No upward chain.
- Freehold

Offers In Excess Of £2,000,000

## SITUATION & AMENITIES

Putsborough Beach is a stunning beach located in North Devon. It is known for its beautiful sandy shores and the Baggly Head Peninsula which acts as a buffer for the winds that come from the South West. This natural characteristic, makes it less windy than the neighbouring beach of Woolacombe. The beach offers good waves for body boarding and, given the right weather conditions, surfing. The beach is generally less crowded than its neighbouring beaches; Croyde, Saunton and Woolacombe, making it an ideal location for families. It features lovely rock pools that are home to baby crabs, shrimps and tiny fish, adding an extra element of fun for visitors. Putsborough is around ¼ mile north of the village of Croyde and 1 mile west/north west to the village of Georgeham. Putsborough Sands, forms the southern part of the 2 mile long beach of Woolacombe Sands on Morte Bay. Magnolia occupies a frontline cliff top position, looking directly down onto Putsborough Sands and to the ocean beyond. The property is just a short stroll from the magnificent beach. The South West Coast Path is on the doorstep. Both Georgeham and Croyde boast a selection of local amenities, including popular village pubs, restaurants, shops and post offices. The walk along the beach to Woolacombe is 2 miles (approximately 4 miles by car), Braunton is 6 miles and Barnstaple, the regional centre is just over 11 miles, offering all the high street favourites, as well as Pannier Market, Live Theatre and District Hospital. From here one can join the North Devon Link Road (A361) leading to the M5 Motorway, Junction 27 (Tiverton), in around 45 minutes from Barnstaple, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. The nearest international airports are at Bristol and Exeter.



## DESCRIPTION

Magnolia is located in a fabulous position, from where the most magnificent coastal and sea views may be enjoyed. This is particularly rare opportunity to acquire a property in a highly desired and exceptional setting, ripe for re-development. The existing, mature detached bungalow has been in the same families' ownership for many years and has been used for family holidays, but has become surplus to requirements. Properties seldom change hands in this most exclusive stretch of coastline and the opportunity is not only to purchase a property, but to design and build a replacement 'Grand Design' residence to occupy and enjoy for generations to come. The layout of the existing bungalow is more clearly identified upon the accompanying floorplan. Also featured here is a design for a potential replacement dwelling, commissioned by the existing vendors. THIS DOES NOT HAVE CONSENT but is provided to give an idea as to what could potentially be achieved (subject to consent). Details of the architect who prepared these drawings can be provided upon request and they can also potentially be consulted about planning dialogue to date. They will also be willing, by agreement to act for a new purchaser, if required.

## SERVICES

Mains, water and electricity. Private drainage.

## DIRECTIONS

From Barnstaple take the A361, sign posted 'Braunton'. At Braunton centre turn left after the traffic lights in the square, onto the Saunton/Croyde road. On reaching Croyde, proceed to the village centre, turn left over the bridge towards Croyde Bay, drive past the entrance to Moor Lane, into Stentaway Lane. Follow this lane to Putsborough. Ignore 'The Beach' turning, stay on the top lane, passing Clifton Court Apartments on your left and Magnolia is the next property on the left, along a 'no through' private track.

WHAT3WORDS:///relating.euphoric.happy



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



### Magnolia - Existing Property

Approximate Gross Internal Area = 83.0 sq m / 893 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1033476)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	19	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833



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