



4 Rockham Bay View



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Mortehoe, Woolacombe, Devon, EX34 7EG

Local amenities, beaches & coast path close by. Woolacombe 1 Mile

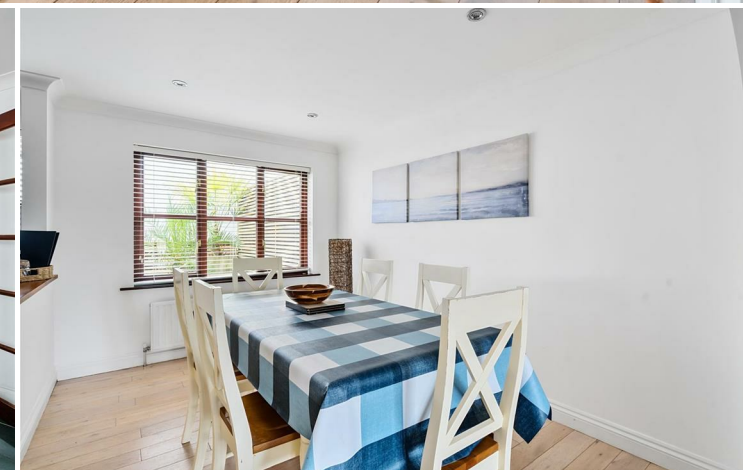
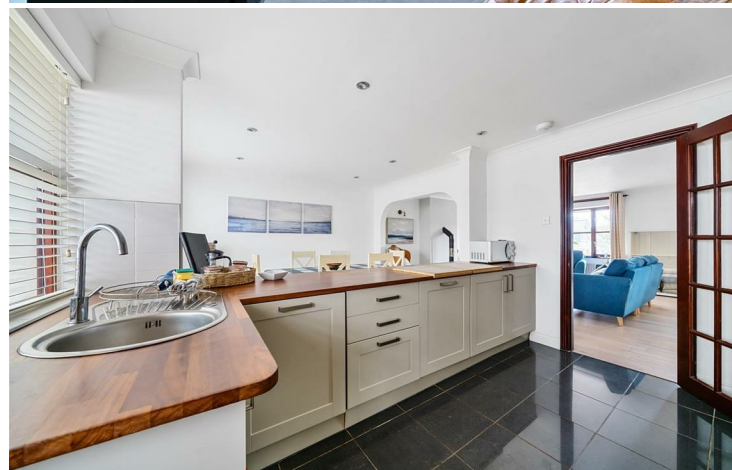
A well presented semi detached house in favoured coastal village with sea views.

- Lobby, Sitting Room
- Dining Room, Kitchen
- 3 Bedrooms, 1 En Suite
- Family Bathroom, Gas C.H.
- Courtyard & Terrace
- 2 Parking Spaces
- Ideal 2nd Home/Holiday Let
- Sea Views
- Freehold
- Council Tax Band C

Guide Price £500,000

SITUATION AND AMENITIES

Elevated above a no-through road overlooking National Trust land as well as breathtaking views of the Bristol Channel from the first floor. Close by there is direct access to the South West Coast path and a number of local beaches including Rockham Beach itself. Mortehoe is on the borders of Woolacombe and these twin villages stand on the Atlantic Coast. Woolacombe is famous for its 3 mile sandy bay and has become one of Devon's premier surfing destinations. Both villages offer a good range of shops, restaurants, bars and leisure activities. The well regarded villages of Croyde and Saunton are both located a short drive away each offering further sandy beaches and in the case of Saunton a popular Championship Golf Course. Nearby Ilfracombe has an attractive Harbour and supermarket, Exmoor National Park and Lynton/Lynmouth, in dramatic coastal scenery, are also easily accessible. North Devon's main trading centre of Barnstaple is about 12 miles, from Barnstaple there is access to the A361 North Devon Link Road which in turn connects to the M5 Motorway at Junction 27 with rail links to London Paddington in about 2 hours. The nearest Airports are at Bristol and Exeter.



DESCRIPTION

4 Rockham Bay was completely renovated in 2013 to a high standard with touches of New England styling. Further improvements were made during the vendors ownership. The house offers open plan living on the ground floor, including a spacious living room. Upstairs, there are three double bedrooms, one of which is en-suite and a large family bathroom.

There is larger than average outside space at the back and at the front of the house providing a safe space for children to play. The recently upgraded, stylish rear courtyard is very quiet and secluded while the front is a great place to enjoy Al-Fresco dining, watch the sunset and even has a sea view.

Across the lane from the property is a double parking bay. The property is considered ideal as a principal residence, second home/UK base or holiday let. The property is currently a successful holiday let, and full details of the income can be obtained from the selling agents. The contents are available by separate negotiation if required.

GROUND FLOOR

Front door to ENTRANCE LOBBY, LIVING ROOM featuring bleached Oak floor boards, the central feature is the wood burner which sits proud of the chimney on a bespoke glass hearth, an archway leads to the DINING AREA with breakfast style counter all along one wall, open to the KITCHEN the result is a practical space where food and drink can be passed directly between the two areas, also a highly social space. The kitchen itself is finished in a light grey shaker style topped by dark wood counters giving a rustic yet modern style, appliances include fully integrated dishwasher, fridge/freezer and washing machine, for cooking there is an Bosch oven, induction hob and microwave.

FIRST FLOOR

LANDING, BEDROOM 1 a spacious room with EN-SUITE SHOWER ROOM, WC and fine sea views. BEDROOM 2 overlooks the private courtyard at the back of the house. BEDROOM 3 also overlooks the back of the house. BATHROOM in grey and white theme also with a sea view featuring panel bath with shower above, WC and basin.

SERVICES

All main services, gas central heating with new gas boiler recently installed. According to Ofcom; Ultrafast internet is available and mobile service is available at the property with Three, EE, O2 and Vodafone.

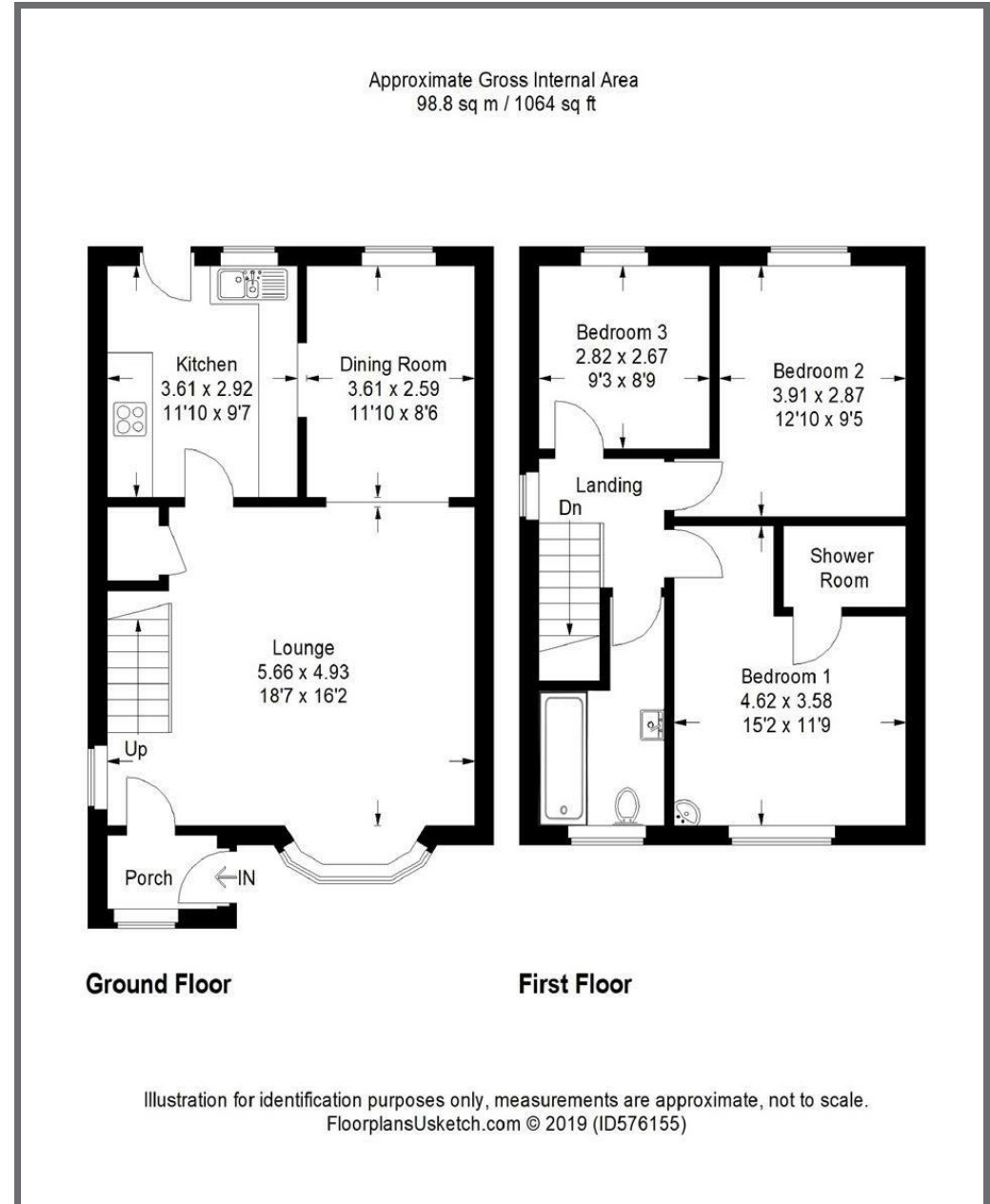
DIRECTIONS

As you enter Morteohoe with the village centre ahead of you turn right immediately after the Post Office on to North Morte Road continue for about 400 yards and the property will be found above the lane on the right hand side approached by steps. The parking bay is further along the road on the left hand side adjacent to the carpark of Bluestone Point which is a block of apartments beyond.

What3Words ///blankets.altitude.countries



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	