



Flat 2 Glenhaven



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Mortehoe, Woolacombe, Devon, EX34 7DZ

Access to the South West Coastal Path very close by. Within walking distance of local surfing beaches & village amenities.

A tastefully modernised ground floor apartment in sought after coastal village with 'jaw dropping' frontline sea views.

- Entrance Hall, Open Plan Living
- Kitchen/Dining/Living Room
- Utility Room, 3 Double Bedrooms
- 2 Bathrooms (1 En-Suite)
- Large Terrace, Incredible Views
- Vast Communal Gardens
- Allocated Parking Space
- Ideal Main or Second Home
- Share of Freehold plus Leasehold
- Council Tax Band E

Offers In Excess Of £720,000

SITUATION AND AMENITIES

Set on high ground and enjoying truly incredible frontline sea views as well as breath taking sunsets, the property located in between the picturesque Combesgate and Grunta Beaches on the fringe of the sought after village of Mortehoe. Mortehoe which is in a conservation area, features several tea rooms and pubs, a 13th century church and heritage centre which recounts the area's rich maritime history. The village is also the starting point of many scenic walks along this dramatic stretch of coast line and there is a path close by to Mortepoint. Just North of the village, and reached only by foot is Rockham beach, lying at the base of a 100ft cliff, an ideal location for a peaceful day on the beach. The coastal village of Woolacombe is a short distance and is popular with both families and surfers alike due to its 3 mile long golden sandy beach. Woolacombe offers an interesting choice of shops, bars and restaurants and the famous surfing beaches of Croyde, Putsborough and Saunton (also with Championship golf course) are all within easy reach. North Devon's Regional Centre, at Barnstaple, is about 13 ½ miles and offers top high street names and independent stores/boutiques as well as live theatre and North Devon district hospital. At Barnstaple, the A361 gives access in a further 45 minutes or so, to Junction 27 of the M5 Motorway at Tiverton and where Tiverton Parkway allows a fast service of trains to London Paddington in about 2 hours. Exmoor National Park is about half an hour by car, the nearest International Airports are at Bristol and Exeter.

DESCRIPTION

A very well appointed ground floor spacious apartment in a character building presenting colour wash rendered elevations with double glazed windows beneath a slate roof. The 'wow' factor are the fabulous views over Grunta and Combesgate Beaches, out to sea and of National Trust land which can be enjoyed from the spacious private terrace as well as from the reception area, kitchen and main bedroom. The current owners of the property have carried out extensive refurbishments and intelligent improvements during their nearly 9 year tenure. Further details can be obtained by the sole selling agent. The apartment is considered ideal as a principal residence, second home/UK base. We understand that the lease prevents holiday letting. The accommodation with approximate dimensions are more clearly identified by the accompany floorplans but comprises:



ACCOMMODATION

Entry into the main building via the communal entrance with UPVC ENTRANCE PORCH. Door leading through to ENTRANCE HALL stairs leading up to the other apartments, storage below where the meter cupboards are housed. Door leading through to the apartment itself ENTRANCE HALL Door through to KITCHEN/DINING ROOM/SITTING ROOM Double height ceilings, large bay window, UPVC door opening onto sizable terrace (described later). Modern shaker style fitted kitchen with ample wood effect work surface, glass splashback and integrated Neff appliances including four ring induction hob with oven below and Franke extractor fan above, integrated low level fridge, dishwasher, one bowl sink with right hand drainer. In the reception area there is a gas fire with granite hearth and stone surround, either side of the chimney breast there is split-faced, bronzed quartz, textured walls. Archway leading through to FURTHER HALLWAY with two storage units either side of the entrance to the UTILITY ROOM with tiled flooring, window to side, matching work surfaces to the kitchen, storage above and below, stainless steel sink with right hand drainer, space for washing machine and tumble dryer. There is a wall mounted boiler set in the cupboard and space for tall fridge freezer. BEDROOM 2 large square bay window overlooking the front elevation. BEDROOM 1 large bay window overlooking the sea, column radiator, Venetian blinds, fitted wardrobe. There is also a door through to the EN-SUITE BATHROOM with opaque window overlooking the rear, four-piece suite comprising panelled bath, corner shower unit, sink and WC, further storage, 2 chrome heated towel rails, fully tiled walls and floors. BEDROOM 3 with window to front elevation, space for wardrobe. BATHROOM with panelled bath, mains fed shower over, hand wash basin, WC, two chrome heated towel rail, opaque window to side elevation, fully tiled walls.

OUTSIDE

Off the Kitchen/dining/sitting room a door leads to the TERRACE with Scandinavian Klik tiled flooring, in graphite grey and artificial hedges to the sides, metal railings which are designed to minimise disruption of the view. There is also light, power and an outside tap.

To the front and side of the building, one will find a Tarmac drive with an allocated parking space. Gate leading through to pathway to the REAR GARDENS which are arranged as a number of open 'rooms'. A tarmac path takes you down to a series of delightful spaces, well-tended with rockeries, seating areas and all enjoying fine views across Grunta Cove and coastal views across toward Lundy, the upper 'rooms' are mainly laid to lawn and the lower largest area is also mainly laid to lawn with a variety of fruit trees and shrubs, wooden storage shed and stone rock borders, an ideal area for a summer barbeque being very private, with stunning views across to Morte Point across to Hartland, Baggay Point, Putsborough and Woolacombe bay.

SERVICES

All mains services connected.

According to Ofcom Gigabit broadband is available, with mobile reception likely on all networks.

TENURE

The property is Leasehold plus Share of Freehold, with the balance of a 999 year lease which commenced 24th June 1989 taking it to 23rd June 2988.

The annual service charge is £1,200. Please ask the selling agent for further details.

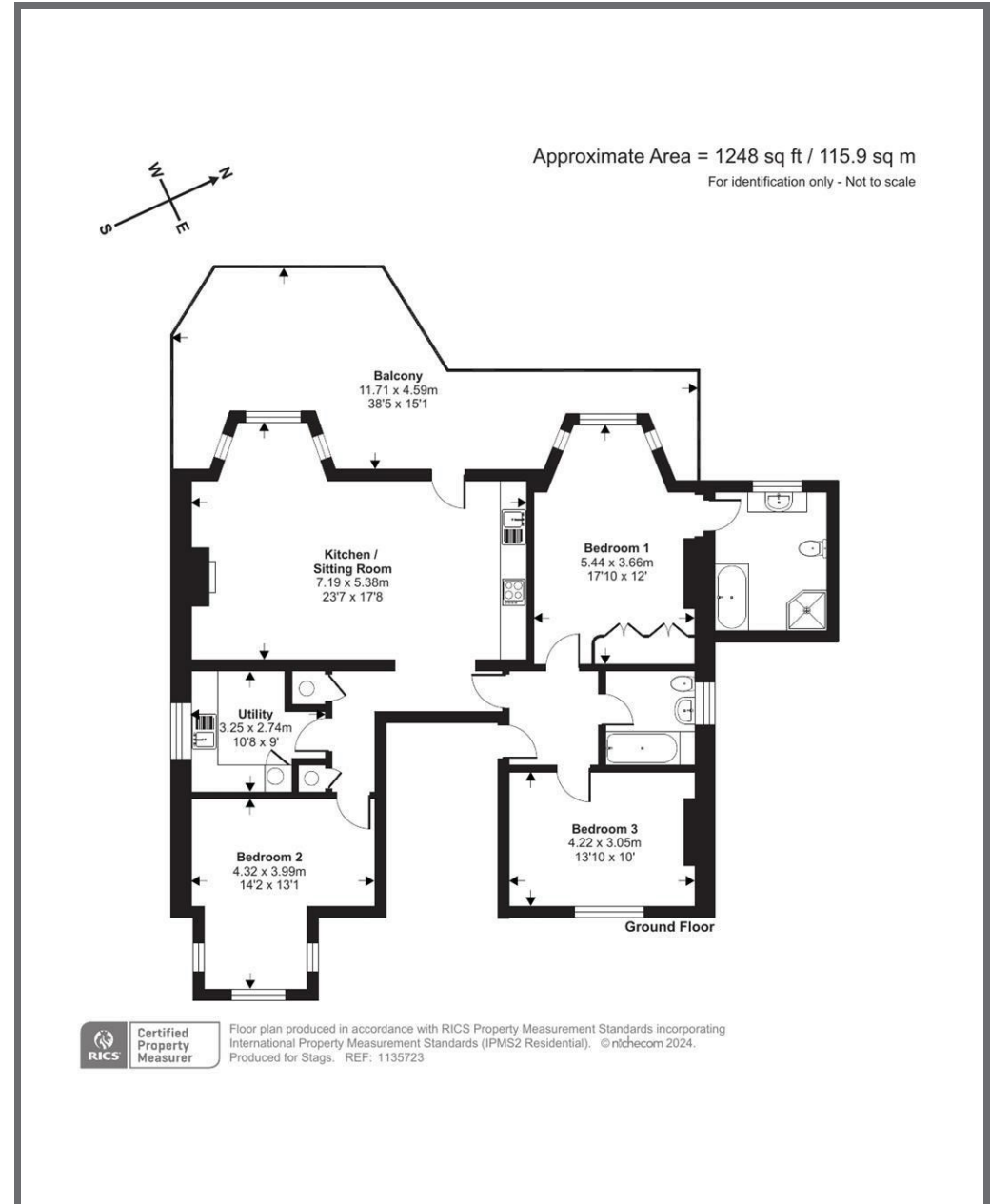
DIRECTIONS

At Mullacott roundabout take the first exit heading towards Woolacombe and Morteheo on the B343. Continue on this road for approximately 2 ½ miles then take the turning right sign posted Morteheo. Continue along this road and you will eventually come to the village. Drive through the main centre and continue down the hill, the property will be found on the right hand side set just past the Lundy House Hotel.

What3Words //fractions.luring.vegans



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		81	81
(81-91) B			
(69-80) C			
(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	