



Hill Green



Hill Green Beach Road

Woolacombe, Devon, EX34 7AD

Woolacombe beach/village 1/2 mile. Ilfracombe 6 miles.
Barnstaple 14 miles

A tastefully modernised detached 1930s house with superb sea views on fringe of sought after coastal village

- 4 Double Bedrooms, 3 Bathrooms
- Kitchen/Dining Room
- Generous Gardens
- Ample Off Street Parking
- Currently Business Rated
- Sitting Room, Snug
- Cloakroom, Utility Room
- Oblique Sea Views
- Potential to Extend
- Freehold

Guide Price £675,000

SITUATION AND AMENITIES

Woolacombe sits on the North Devon Coast and is popular with visitors from all around the country, primarily because of its award winning blue flag golden sand surfing beaches. In addition, the village is surrounded by rolling National Trust landscape which offers many miles of walking along some of the most breath-taking coastal scenery in the country. Just across the road is a footpath that leads directly down to the centre of Woolacombe and on to the beach. The village amenities include a variety of shops, bars and restaurants, various other leisure facilities, primary school and health centre. The nearest larger town is Ilfracombe being about 5 miles, Barnstaple the Reginal Centre, is approximately 14 miles and offers many of the big-name shops as well as the Pannier market, North Devon District Hospital, a rail link and direct access on to the A361 North Devon Link Road which, in a further 45 minutes or so, joins the M5 at Junction 27 and where Tiverton Parkway offers a fast service of Trains to London Paddington in just over 2 hours. The nearest International airports are at Bristol and Exeter. A little further along the coast is the famous surfing beach of Croyde and beyond that Saunton Sands, also with Championship Golf Course.

DESCRIPTION

A detached 1930s residence which presents brick and part painted rendered elevations beneath a slate roof with double glazed windows and doors. The property has been tastefully modernised and offers bright spacious and well presented accommodation. Hill Green is currently operated as a second home and holiday let producing a healthy income, further details of which are available upon request from the selling agents. The property is considered ideal to continue for such use or as a principal residence/UK base. There are oblique sea views from some of the rooms, as well as dramatic sea views the higher one climbs the garden. We understand that there has been previous planning consent to extend the property at ground floor level to provide a much larger sitting room and also to convert the loft space into additional bedroom & en-suite, this consent was granted in December 2015 by North Devon Council under planning reference 60220 but has since lapsed.



GROUND FLOOR

Half glazed UPVC front door to ENTRANCE HALL wood effect flooring, coat pegs. CLOAKROOM with low level WC and wash hand basin. SITTING ROOM a double aspect room with attractive bay window, oblique sea views, tiled fireplace, fitted cupboards flanking either side. SNUG with window to side, ornamental former fireplace with fitted cupboards either side, wood laminated flooring. KITCHEN/DINING ROOM with patio doors to terrace, a good range of modern shaker style units, ample work surfaces, drawers and cupboards below, matching wall mounted cupboards some glazed fronted, 1 ½ bowl stainless steel sink unit, integrated Electrolux dishwasher, Montpellier Range incorporating electric ovens and gas hob above, Stoves extractor hood over, integrated fridge, slate effect flooring running through an opening to Dining Room with bay window, oblique sea views, bifold doors to patio, door to entrance hall, feature fireplace with TV above. UTILITY ROOM off kitchen with a good range of modern units incorporating circular stainless steel sink, adjoining work surfaces, cupboards above and below, plumbing for washing machine, broom cupboard, ½ glazed door to outside.

FIRST FLOOR

LANDING trap to loft space with Velux window, part painted wood panelled walls to Dado height. Walk in cupboard housing wall mounted Baxi gas fired boiler for central heating and domestic hot water. BEDROOM 1 window to front, oblique sea views, EN-SUITE SHOWER ROOM with shower cubicle, wash hand basin, vanity cupboard, low level WC and Travertine tiled flooring. BEDROOM 2 window to side, oblique sea views, EN-SUITE BATHROOM with Travertine tiled walls and floor a well as Travertine tiled panelled bath, hand held shower, wash hand basin, low level WC, wall mirror, heated ladder style/radiator. BEDROOM 4 window to front, walk in wardrobe with window and oblique sea views, access to JACK & JILL EN-SUITE SHOWER ROOM over head drench shower, wash hand basin, vanity surround, low level WC, wall mirror, heated ladder style towel rail/radiator, Travertine tiled floor, this is shared with BEDROOM 3 a sizeable double room with window to side.

OUTSIDE

The property is approached from a driveway to the side which leads up to a gravelled parking and turning area for several cars, there is also a lower parking bay for 2 cars. The front garden slopes down towards the road below. The gardens are mainly laid to terraced lawns, interspersed with mature shrubs and trees. There are fine views from the garden towards Woolacombe Bay and the whole is bounded by mature hedging. Immediately adjacent to the kitchen/breakfast room, is a good sized terrace ideal for al fresco dining. There are also two garden sheds.

SPECIAL NOTE

The majority of the contents are available by separate negotiation if required.

A treatment plan and guarantee is in place for a small patch of Japanese Knotweed in the upper level of the garden.

SERVICES

We understand that the property has all mains services connected. According to Ofcom, Gigabit broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.gov.uk/>

DIRECTIONS

At the Mullacott Cross roundabout take the exit signposted Woolacombe and Mortehoe. Continue along this road for approximately 2/12 miles in to Woolacombe, proceed down the hill towards the village passing the petrol station on your right and the entrance to Hill Green will be found on the right hand side on the exit of the long, sweeping S-Bend.
WHAT3WORDS: ///beauty.crowned.cubic



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		67
(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

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