



STAGS  
FOR SALE  
01271 322681



Kilburnie

# Kilburnie 4 The Crescent

Mortehoe, Woolacombe, Devon, EX34 7DX

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

**A four storey Victorian residence in a favoured coastal village with sea views and income potential.**

- 4 Bedrooms/Bathroom & Shower Room
- Approx. 30ft Kitchen/Dining Room
- Sitting Room with Balcony & Open Fireplace
- Communal Garden
- Basement Studio Level
- Terrace with sea and countryside views
- 1 Parking Space
- 179 SQM / 1926 SQFT
- Council Tax Band C
- Freehold

**Guide Price £595,000**

## SITUATION AND AMENITIES

The property is perfectly located near shore and moor, in the wonderful village of Mortehoe, near fabulous coastal paths, moorland walks, local swimming beach known as Grunta and Woolacombe surfing. Mortehoe is within an area of Area of Outstanding Natural Beauty (AONB), Unesco Biosphere Reserve, Conservation Area, and also surrounded by National Trust farmland. Mortehoe is on the borders of Woolacombe and these twin villages stand on the Atlantic coast. Woolacombe is famous for its three mile sandy beach, between Baggy and Morte Points, and regularly receives Blue Flag and Premier Seaside Beach Awards. It has also become one of Devon's premier surfing destinations. Mortehoe and Woolacombe villages offer a good range of shops, restaurants, bars, leisure facilities and local primary school.

## DESCRIPTION

A 19th Century house with bright, spacious and versatile accommodation arranged over 4 floors, the property offers potential for a variety of uses, including main residence, second / holiday home / UK base, but also has a former shop front to the ground floor reception room, where a commercial use, possibly a studio, gallery or similar could be reinstated, subject to planning permission.

The property really needs to be viewed internally to be fully appreciated. The layout of the accommodation with approximate dimensions is more clearly identified on the accompanying floorplan, but comprises;



## GROUND FLOOR

ENTRANCE LOBBY with original ornate tiled flooring. Doors off to HALLWAY with stairs to first floor landing, stripped varnished floorboards and lower staircase leading down to basement and shower room (described later). Doors off lobby and hallway into OPEN PLAN KITCHEN/DINING ROOM with large windows to both front and rear, continuation of floorboards, log burner on slate hearth with Adam's style fireplace, fitted base units with wood effect worktops, space for range style cooker, tiled splashback, inset double sink and drainer with mixer tap, stainless steel extractor, built-in larder style cupboard, space for dishwasher and freestanding fridge freezer, matching wall mounted units. SHOWER ROOM with window to rear, tiled shower, wood flooring, pedestal wash basin, close coupled WC, heated towel rail, space for washing machine, exposed stonework, inset downlighting and extractor fan. Door off hallways leading down to lower ground floor.

## LOWER GROUND FLOOR

Stable style door leading from rear communal garden area into KITCHENETTE with tiled floor, window to side, fitted units with Belfast style sink, wood worktops, tiled splashback, wall mounted Glow-worm boiler, space for fridge, storage under stairs. Door off into SHOWER ROOM tiled floor, partly tiled walls, wall mounted hand wash basin with mixer tap, close coupled WC, tiled shower, window to rear, inset downlighting. Door off kitchenette into STUDIO AREA with window to rear, stripped and painted floorboards, former recess for fireplace.

## FIRST FLOOR

Stairs to HALF LANDING with French doors leading out to BALCONY with sea views out to Baggly Point and over National Trust Land, outside lighting and part covered canopy. Further stairs with central carpet runner leading to first floor LANDING with stripped and varnished floorboards. Further stairs to second floor and half landing (described later). BEDROOM 1 window to rear with views over National Trust Land, fitted carpets, ornate fireplace. SITTING ROOM with stripped and varnished floorboards. French doors leading out to small TERRACE to the front elevation and also bay window to front, open fire with ornate fireplace.

## SECOND FLOOR

HALF LANDING with CLOAKROOM WC, opaque window to rear. Main LANDING with stripped floorboards, loft access via hatch. BEDROOM 2 with window to front, fitted carpets. BEDROOM 3 window to front, stripped and varnished floorboards. BEDROOM 4 window to rear with views over National Trust Land, stripped and varnished floorboards and ornate fireplace. BATHROOM panelled bath with electric Mira shower over, tiled splashback, wall mounted hand wash basin.

## OUTSIDE

At the front of the property is off street parking for one vehicle. At the rear is a COMMUNAL LAWNED GARDEN area with space for washing lines.

## SERVICES

All mains services. Gas fired central heating. According to Ofcom, Ultrafast broadband is available at the property and there is limited coverage from mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

## DIRECTIONS

What3Words: ///scatters.marked.positions

As you enter Morteohoe from Morteohoe Station Road, continue into the village, in the direction of Woolacombe, passing the Chichester Arms pub. before you descend the hill the property will be found on the left hand side with parking immediately in front of the property for one vehicle.

## AGENTS NOTE

We understand the property is in an area of outstanding natural beauty and a conservation area.



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		
(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		69	52
EU Directive 2002/91/EC			

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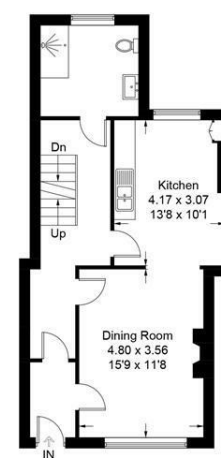
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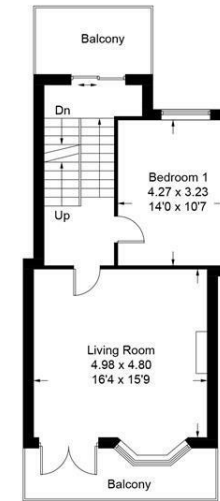
Approximate Gross Internal Area = 182.8 sq m / 1968 sq ft



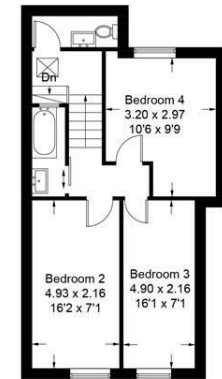
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123766)



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