



THE  
CEDARS



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Poole Lane, Woolacombe, Devon, EX34 7AP

Woolacombe Beach 20 minute walk

A stylish family home with a detached annexe, ample parking and gardens set within walking distance of Woolacombe beach.

- Five bed house
- Private position
- Stylish interior
- Freehold
- One bed annexe
- Walking distance to the beach
- Ample parking
- Council Tax Band D

Guide Price £950,000

## SITUATION

In terms of location the property enjoys the best of all worlds being well detached off a 'no through' country lane, on high ground and enjoy views to both coast and country including some wonderful sunsets. At the same time Woolacombe is within 20 minutes by foot. There are a maze of footpaths nearby and by car Morteohoe, Lee, Woolacombe, Croyde, Saunton (and Golf Club), Braunton, Barnstaple, Ilfracombe, Exmoor and the Link Road are all within about 30 minutes. The Link Road leads on, in about a further 45 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours.

## DESCRIPTION

Completely redesigned and remodelled in 2021, the current owners have produced a magnificent and stylish family home that is roomy and intelligently planned for comfort and functionality. It is ideal for entertaining or resting with family and friends and also has the extra benefit of a very useful detached annex, which has proven to be a successful holiday rental, providing additional income, but would also be suitable for a dependant relative. Externally the property benefits from ample parking and private wrap around gardens.





## ACCOMMODATION

The heart of the home lies in its beautifully designed open-plan living space, seamlessly blending kitchen, dining, and lounge areas. Three sets of sliding doors connect this vibrant space to the surrounding terrace and gardens, creating a wonderful indoor-outdoor flow. A central woodburner adds a cosy focal point, while the kitchen features a practical pantry and a stylish central island with breakfast bar—ideal for casual meals and social gatherings. Additional ground floor amenities include a cloakroom and a utility room equipped with a Belfast sink, washing machine plumbing, and direct access to the garden. Just off the airy hallway, you'll find two well-appointed bedrooms, each benefiting from its own modern en-suite shower room.

A beautifully crafted turned timber staircase ascends to a generous galleried landing, creating a light and welcoming space. The master suite is a standout feature, complete with a private dressing room and a luxurious en-suite that includes both a bath and a separate shower. This floor also hosts two additional double bedrooms and a stylish family shower room, offering ample space for family or guests.

The detached one-bedroom self-contained annexe features a bright conservatory-style dining space, along with a well-equipped open-plan kitchen and living area. It also includes a comfortable double bedroom with an en-suite shower room. Outside, a private courtyard offers a dedicated space for entertaining, complete with a handy shed for storing bikes and boards, as well as an outdoor shower—perfect after beach days or outdoor adventures.

## OUTSIDE

The property enjoys a wraparound veranda, perfect for seamless indoor-outdoor living throughout the seasons. A gated entrance opens onto a spacious gravel driveway, offering ample parking for multiple vehicles, including space for a motorhome or boat. The surrounding gardens provide exceptional privacy and are thoughtfully landscaped to include a tranquil pond, a raised decked area, a covered BBQ space ideal for entertaining, and a practical garden shed for additional storage.

## SERVICES

Mains electrics and water. Private drainage. Oil central heating. Gas bottled heating for annexe. Timber framed with slate roof.

According to Ofcom, Ultrafast broadband is available in the area and there is the likelihood of signal from several mobile providers. For further information please visit <https://checker.ofcom.org.uk/>





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 2116 sq ft / 196.5 sq m  
Limited Use Area(s) = 215 sq ft / 19.9 sq m  
Outbuilding = 325 sq ft / 30.1 sq m  
Total = 2656 sq ft / 246.5 sq m

For identification only - Not to scale

Denotes restricted head height

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1268107