



Greenbank & Building Plot











# Greenbank & Building Plot Beach

Woolacombe, Devon, EX34 7BT

Woolacombe beach, amenities, coastal walks, nearby. Croyde, Putsborough, Saunton golf club, all 15/20 minutes

A classic detached 1930s Gentleman's residence which has been given a fabulous contemporary makeover, together with building plot in garden and fine sea views over Woolacombe Bay

- Lobby, Hall, Cloakroom, Utility Room
- 4 Bedrooms, 2 Bathrooms
- Extensive parking/Space for motor home
- Ideal main/2nd home/Holiday let
- Building plot in garden. Council Tax E
- Sitting Room, Kitchen/Dining Room
- Outside Kitchen & Shower
- Landscaped gardens/sun decks/terrace
- Immaculate & should be viewed.
- No upward chain. Freehold

Guide Price £1,500,000

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## SITUATION & AMENITIES

Greenbank enjoys an elevated position in Beach Road just before the turning to Springfield Road, which is on the fringe of the centre of this highly sought-after coastal village. It has miles of superb sandy beach which has in recent years been voted by Trip Advisor best beach destination in the UK, and 13th best in the world! This makes Woolacombe a fabulous place for holidays and for recreational water sports. The beach blends nicely into Putsborough sands to the South.

The village nestles on the North Devon coast through which the South West coastal path runs, this provides many miles of delightful walks to Baggly Point in Croyde and up to Mortehoe and the rugged North Devon coast beyond. The village has a good primary school, church, medical centre, pharmacy, post office and many shops, pubs and restaurants. The larger Victorian town of Ilfracombe is 6 miles away. Saunton Sands with its Championship Golf Course is easily accessible, as is Exmoor National Park. Barnstaple the Regional centre is about 14 miles to the South and houses the area's main business, commercial, leisure and shopping venues as well as District Hospital and theatre. The North Devon link road is also within easy access and connects after about an hour 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 two hours. The nearest International airports are at Bristol and Exeter.

## DESCRIPTION

Greenbank presents elevations of brick and painted render with replacement double glazed doors and windows, beneath a tiled roof. The original core dates back to the 1920s, but in recent years the property has been the subject of extensive modernisation and improvement, and is now basically a period shell with a new interior. The works have been undertaken to a high standard using quality materials, fixtures and fittings. The house is immaculately presented and offers bright and spacious accommodation, with the principal rooms concentrating on the 'wow' factor, which are the views over Woolacombe Bay and out to sea. The house is complemented by landscaped gardens, designed with ease of maintenance in mind, but also with an emphasis on entertaining and leisure. The property is currently operated as a thriving holiday let, and potentially available on a 'lock, stock and barrel' basis, including forward bookings. Further details on the income are available on request from the Selling Agents. A further dimension is the building plot, which is separately accessed to the rear of the property. Planning permission was granted by North Devon District Council under Planning Reference 76928 in March 2023, for a detached single chalet-style property with full residential use. There is therefore potential to develop this as secondary accommodation for relatives, as holiday let, to build and sell off or sell off the plot for others to develop. The proposed accommodation would include: on the Ground Floor – Kitchen/Dining Room, Sitting Room, Office, Utility Room, Bedroom and Bathroom. And on the First Floor – two further Bedrooms and a Shower Room, making three to four Bedrooms overall. There would also be ample parking and turning space. A 3D illustration showing the relationship of the house and the plot (developed) accompanies this brochure. All in all, this is certainly a property that needs to be viewed to be fully appreciated.







## ACCOMMODATION

### GROUND FLOOR

Side entrance to PORCH and HALL with stairs rising to FIRST FLOOR (described later), understairs STORAGE CUPBOARD. SITTING ROOM a bright double aspect room with double doors to the SUN DECK, bay window with superb ocean views, attractive feature fireplace with ornate surround and hearth. Glazed double doors to DINING ROOM – again double aspect, bay window and corner wood burner on hearth. This room is open plan with the KITCHEN/BREAKFAST ROOM. The zones are separated by a peninsula breakfast bar. The kitchen theme is in a dark blue, topped by marble effect worksurfaces, integrated dishwasher, Belling range incorporating electric ovens and gas hob, Samsung fridge/freezer with matching coloured front panels to the kitchen units, half glazed door to OUTSIDE, boiler cupboard housing Worcester wall-mounted gas-fired boiler for central heating and domestic hot water, excellent use of ceiling downlighters and under-lighting to the cupboards. Off the ENTRANCE LOBBY there is access to the UTILITY ROOM with further excellent range of base units and worktops incorporating 1 ½ bowl moulded sink, appliance space, plumbing for washing machine, copperized heated towel rail/radiator. CLOAKROOM low level wc, pedestal wash basin, extractor fan.

### FIRST FLOOR

The stairs and landing have attractive bannisters with glass panels and a tall landing window, allowing light to flood in. BEDROOM 1 double aspect, fine views. BEDROOM 2 bay window with fine views. BEDROOM 3 double aspect windows, fine views. BEDROOM 4 to the rear of the property. FAMILY BATHROOM panelled bath, hand held and drench shower units, shower screen, wash hand basin, vanity cupboard, low level wc, heated towel rail/radiator, wall mirror, half tiled walls, tiled flooring. SEPARATE SHOWER ROOM with shower cubicle, twin basins, low level wc, wall mirror, half tiled walls, tiled flooring.

### OUTSIDE

The house is approached to the front from Beach Road, via an open pillared entrance, which leads to an extensive car park with ample space for many cars and vehicles and possibly even a motorhome/boat etc. There is ample turning space and a raised lawn. Impressive steps with raised planters flanking either side and courtesy lights strategically placed then lead to an extensive SUN TERRACE, which merges with a SUN DECK, and within this area is also a fine specimen palm tree, hot tub, Al fresco dining area and a covered food preparation area with slate worksurfaces and sink. A SHOWER adjoins – ideal for beach-goers and surfers, and beyond is a SURF STORE SHED and BIN STORE. Above an extension of the car park and to the left of the house is a further SIDE DECK and UPPER DECK in order to follow the sun around. To the rear of the house there are further raised planters and a communicating pedestrian gate to the BUILDING PLOT, which can be sealed off if the plot is sold away from the property. There are covered electrical points and external lights strategically placed all around the exterior of the house, which also has well established wisteria growing up one elevation.

### SERVICES

All mains services. Gas central heating. According to Ofcom, Ultrafast broadband is available in the area and mobile signal is likely from multiple providers. For further information please visit <https://checker.ofcom.org.uk/>

### DIRECTIONS

W3W/////////singers.fixture.sunbeam

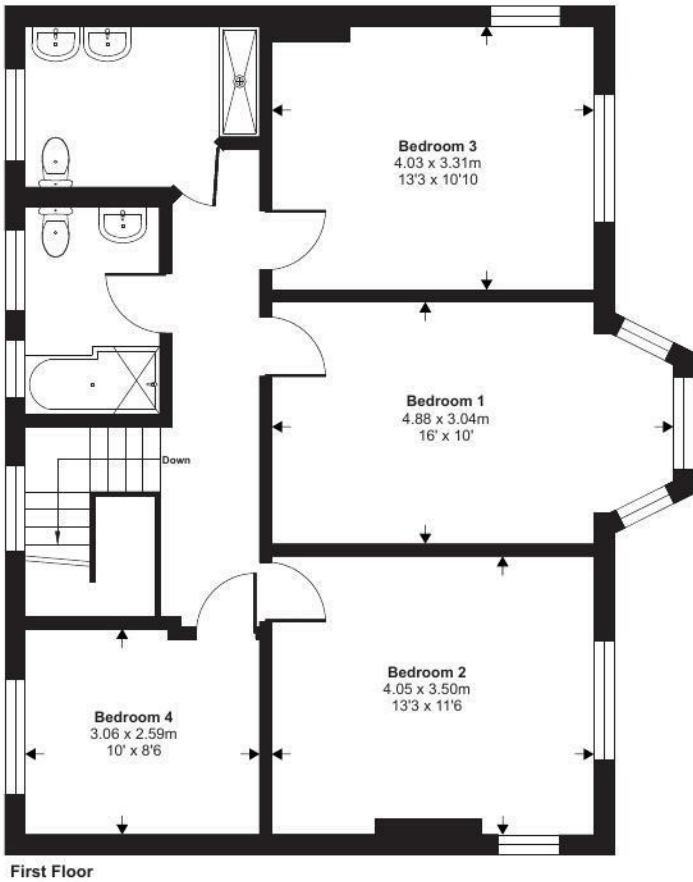
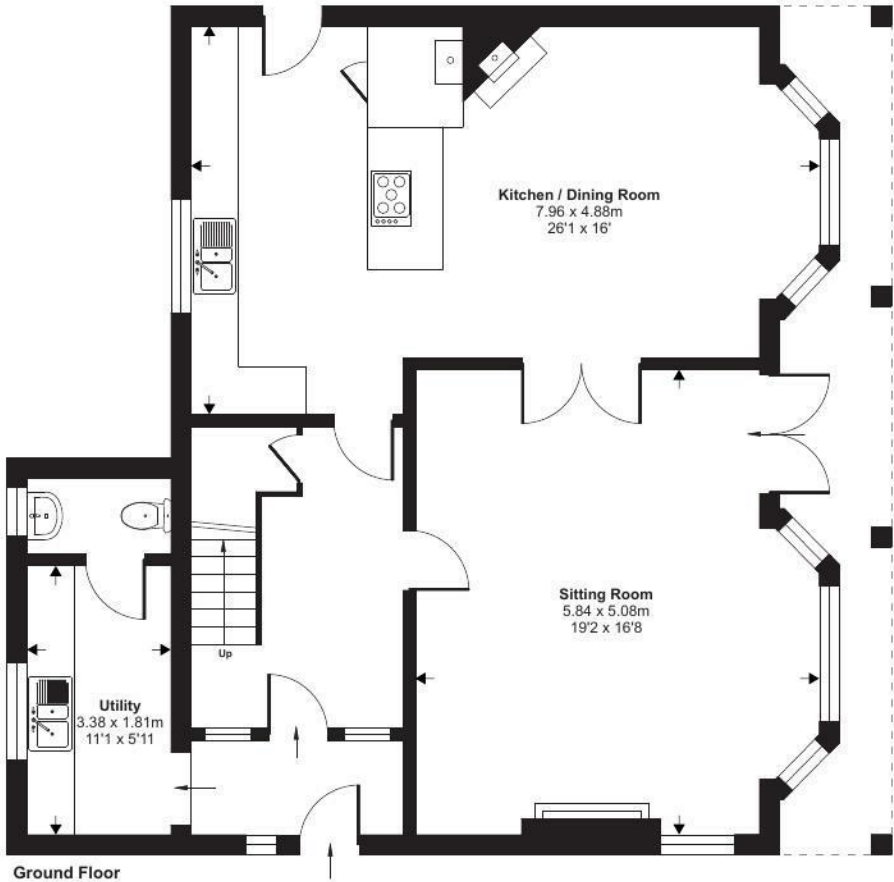
As you drop down the hill into Woolacombe on Beach Road, the property is on the right-hand side just prior to Springfield Road, also on the right.

### SPECIAL NOTE

The property could be purchased without the building plot for £1,300,000

Approximate Area = 1700 sq ft / 157.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1288000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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







