



Westacre with 21.12 acres







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Mortehoe Station Road, Woolacombe, , EX34 7EZ

Close to Woolacombe, Mortehoe, Lee Bay, Braunton, Exmoor, the South West Coast Path and the Tarka Trail

A detached 1920s residence set in 21.12 acres of garden & pasture on high ground, enjoying stunning sea views within a healthy walk of Woolacombe beach

- Porch, Hall, 2 Cloakrooms, Shower Room
- Sitting Room, Dining Room
- Breakfast Room, Kitchen
- Utility/Boiler Room, Oil C.H.
- Landing, 5 Beds, Bathroom, Sep WC
- Ample Parking, 19.2 Acres pasture.
- 'Blank canvas' 1.9 Acre Garden [Total 21.12]
- Scope to extend/re-develop stpp
- Council Tax Band G.
- Freehold

Guide Price £1,205,000

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SITUATION & AMENITIES

Approached by a private drive, set well back from the road, within its own grounds, the property is positioned just above Morteohoe and Woolacombe. The surfing beaches can be reached quickly from the house which provides a tranquil haven from the busy seafront locations. Most principal rooms enjoy breath-taking, virtually 270 degree panoramic views of open countryside, through to Woolacombe Bay, Hartland Point, around to the channel and Welsh coastline. The North Devon Coastline was designated a world surfing reserve in 2022, joining some of the world's best locations to go surfing. The award winning Woolacombe beach is widely recognised as one of the best beaches in the UK. Located on the North Devon coast between Croyde and Ilfracombe, the three mile sandy beach is popular with surfers and families looking for a traditional seaside experience. There is also access to National Trust land with coastal walks as well as other surfing beaches at Putsborough, Croyde and Saunton (also with championship golf course), all within easy reach. Woolacombe offers a choice of shops, bars and restaurants. The regional centre of Barnstaple is less than half an hour by car and offers the area's main business, commercial, leisure and shopping venues, as well as Pannier Market and District Hospital. At Barnstaple there is access to the North Devon Link Road, which leads on in a further 45 minutes or so, to Junction 27 of the M5 Motorway and where nearby 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. The area is well served by excellent state and private schools, including the reputable West Buckland School.

DESCRIPTION

An individual, detached, character residence which presents painted rendered elevations, with double glazed windows, beneath a slate roof. The Westacre originally dates from 1922 and has had just three owners since it was built. The property has been in the ownership of the current vendors for the last 30 years, who have used it as a second home. There is scope to extend/redevelop, subject to planning permission. Many original 1920's features are still in evidence. The accommodation is bright, spacious and versatile.

Externally, there is ample parking as well as mature gardens of approximately 1.9 acres, which represent a 'blank canvas' for a buyer to create their own secluded horticultural haven or merely leave to grass, as at present, with ease of maintenance in mind.

GROUND FLOOR

PORCH. Front door to ENTRANCE LOBBY tiled flooring, half opaque glazed double doors to CLOAKROOM pedestal wash basin, tiled flooring running through to WC. ENTRANCE HALL with varnished pine flooring and staircase rising to first floor (described later), cupboard understairs. SHOWER ROOM with tiled cubicle, pedestal wash basin, wall mirror, heated towel rail/radiator, part tiled walls, varnished pine flooring. SITTING ROOM a bright double aspect room enjoying the wonderful view, open fireplace with slate surround, attractive bay window, glazed door to garden, varnished pine flooring. DINING ROOM/STUDY window to enjoy the fine view, varnished pine flooring, display niche. KITCHEN/BREAKFAST ROOM in two distinct 'zones', separated by an open archway. Within the breakfast room, which is double aspect and enjoys the fine views, there is an open fireplace, varnished pine flooring. The kitchen units are in a cream theme with pot handles and rolled edged work surfaces, 1 ½ bowl single drainer porcelain sink, Zanussi dishwasher, range of wall mounted cupboards, Rayburn (not connected), Zanussi electric oven, Zannusi hob, extractor fan, all within a recessed fireplace with overmantle, coats pegs. Stable door to REAR HALL. Doors to both front and rear gardens. LARDER. STORE ROOM. CLOAKROOM 2 with low level WC. BOILER ROOM with Warmflow oil fired boiler for central heating and domestic hot water, door to garden, plumbing for washing machine, deep stone sink, shelving.

FIRST FLOOR

Above the staircase is an attractive arched window, which views up the driveway to the front of the property. At mezzanine level is BEDROOM 5. The main LANDING features three original columns. There is an airing cupboard and trap to loft space. The floors are varnished pine throughout. BEDROOM 1 double aspect views, wash hand basin, vanity cupboard, shaver point, built in wardrobe. BEDROOM 2 fine views, built-in wardrobe. BEDROOM 3 double aspect views. BEDROOM 4 double aspect. FAMILY BATHROOM with panelled bath, tiled surround, shower above, shower screen, pedestal wash basin, wall mirror, heated towel rail/radiator, mirror fronted medicine cabinet, shaver point, extractor fan. SEPARATE WC.





OUTSIDE

From the lane, the property is approached through a pair of metal gates on pillars, over a long driveway which terminates in front of the house. There is ample parking for several vehicles as well as motorhome etc. The FRONT GARDEN has borders which are stocked with masses of mature specimen plants and shrubs. The property is screened from the road by mature hedging. The front lawn continues at both sides of the house and onto the REAR, all enclosed by Devon bank/hedges/fencing, backing onto open fields with the wonderful infinity view beyond. SPECIAL NOTE; The portable radio masts on site are available by separate negotiation if required. The remainder of the land [19.22 acres] is arranged as 3 fields which the garden adjoins/back on to. These are laid to pasture and shown on the Promap plan as Lots 2 & 3. A public footpath runs along the bottom boundary of part of Lot 3.

SERVICES

Mains electricity and water. Oil fired central heating. Private drainage. According to Ofcom Ultrafast broadband is available at the property and mobile signal is likely to be limited. For more information please see the Ofcom website: checker.ofcom.org.uk

DIRECTIONS

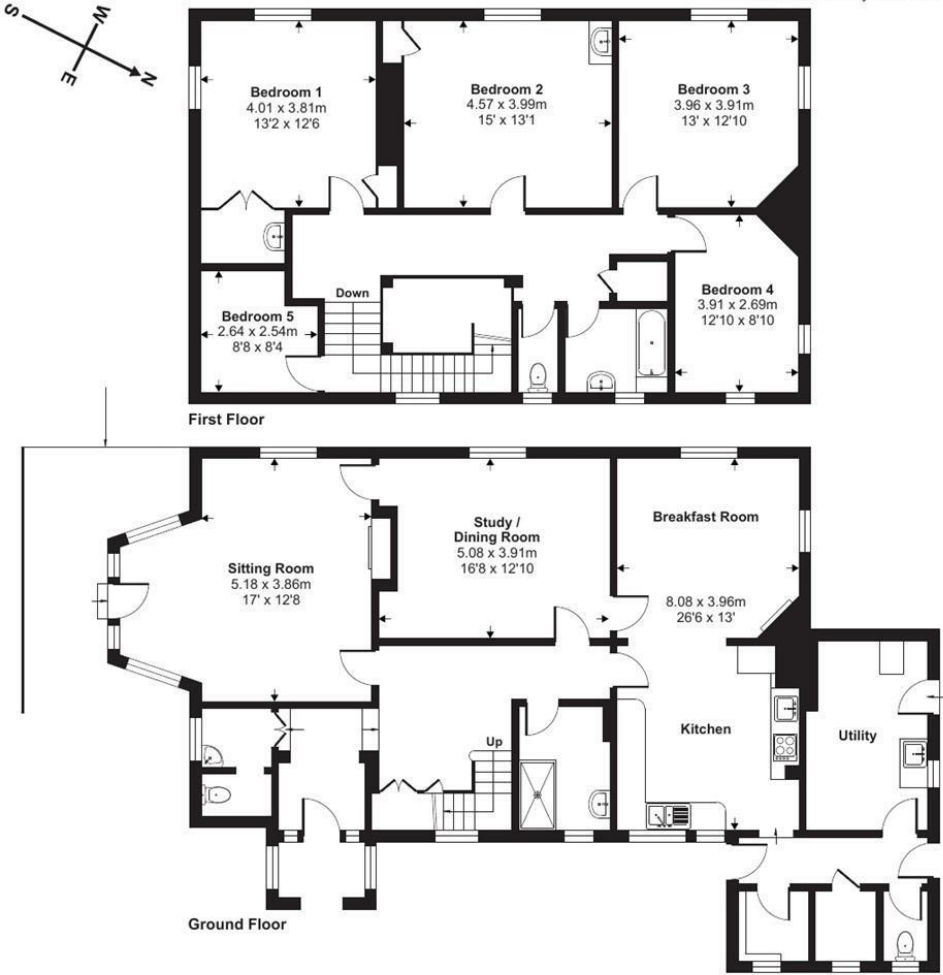
From Braunton, at the cross road traffic lights in the centre of the village, continue straight along the A361 and follow this road until the Mullacott roundabout. Here, take the 1st exit onto the B3343, heading towards Woolacombe. Continue for approximately 1.7 miles and then take the right hand turning, sign posted to Morthoe and onto Morethoe Station Road. After approximately half a mile, the property will be found on the left-hand side (just before Poole Lane) and identified by our 'For Sale' board.

WHAT3WORDS:///bluff.edit.shields



Approximate Area = 2569 sq ft / 238.6 sq m

For identification only - Not to scale

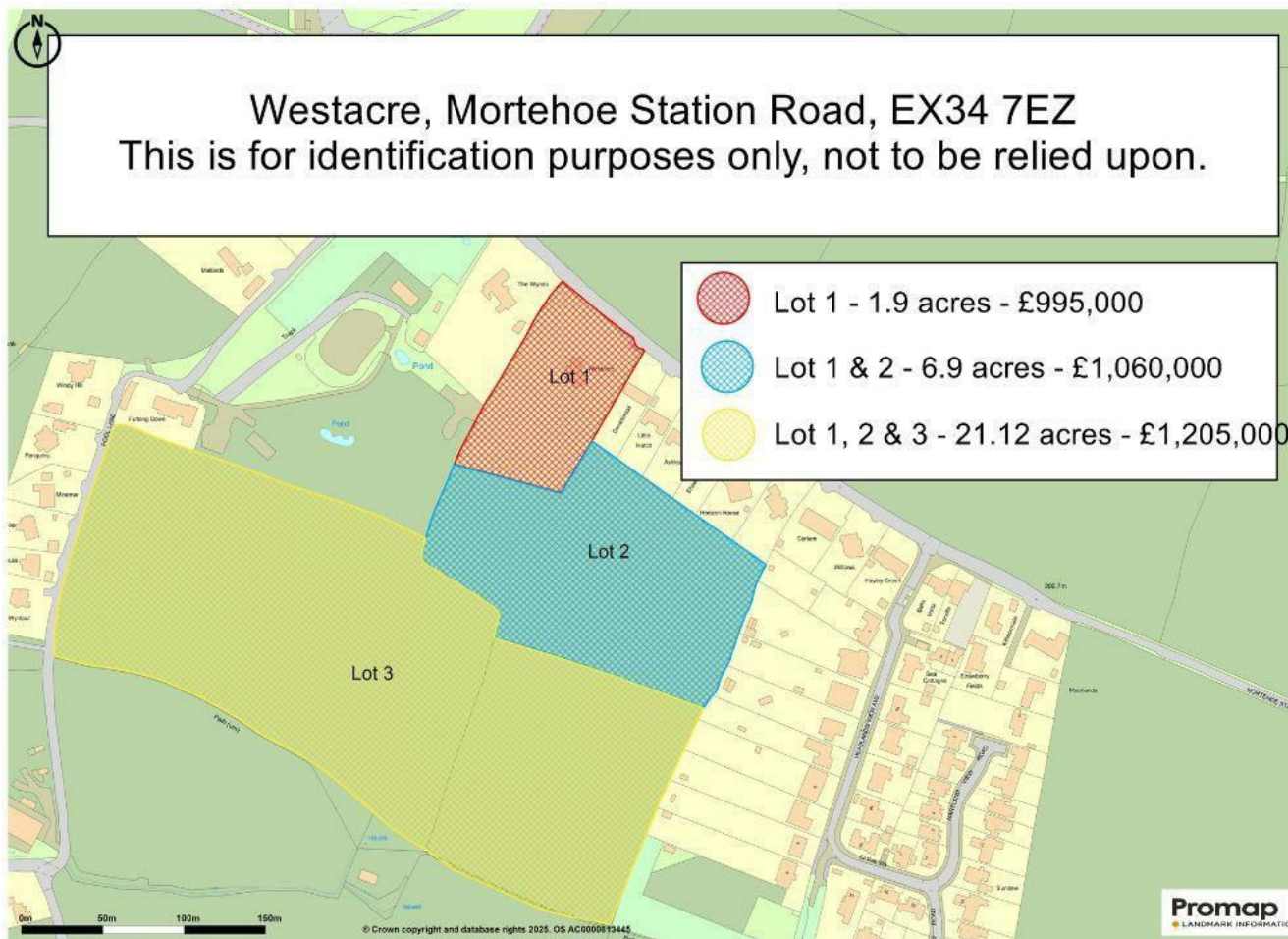


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 1178407



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		72
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



Woolacombe Beach Nearby

