



Surf View



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Beach Road, Woolacombe, Devon EX34 7AE

Footpath nearby to Woolacombe Beach. Woolacombe, Croyde, Putsborough, Saunton all nearby.

A well presented detached chalet style residence offering generous accommodation, including potential self contained annexe, enjoying breath taking sea views as well as of open National Trust owned countryside

- Hall, Cloakroom, Sitting Room
- Kitchen/Breakfast Room
- Bedroom 6/Dressing Room/Study
- Garage, Surf Store, Sheds
- Suit dual occupation/home & income, Holiday let.
- Conservatory/Dining Room
- 5 En Suite Bedrooms
- Single Storey Annexe OR 2 more bedrooms
- Parking for 10+, Well tended gardens

Offers In Excess Of £1,100,000

SITUATION AND AMENITIES

The property enjoys an elevated position commanding stunning views of both coast and country in an area of outstanding natural beauty. Woolacombe Beach and Village are within healthy walking distance and closer by is a petrol station/small supermarket. Woolacombe sits on the North Devon coast and is popular with visitors primarily because of its award winning blue flag golden sandy beach. In addition the village is surrounded by National Trust Land and there are miles of walking along footpaths boasting magnificent coastal scenery. Village amenities include a variety of shops, bars and restaurants, various leisure facilities, primary school, with an excellent OFSTED rating, health centre and church. The nearest larger town is Ilfracombe being about 5 miles away and Barnstaple, North Devon's Regional Centre, is about 14 miles and has a rail link as well as direct access to the A361 North Devon Link road which joins the M5 at Junction 27 in a further 45 minutes or so. Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Further along the coast are the equally desirable resorts of Croyde, Putsborough and Saunton (also with Championship Golf Course), Exmoor National Park is also easily accessible.

DESCRIPTION

This substantial detached chalet style residence presents painted rendered elevations with double glazed windows beneath a slate roof, the core is understood to date from 1959 but the property has been extended and remodelled over subsequent years. The accommodation is bright spacious, tastefully modernised and well presented. The property lends itself to being one large family home, for dual occupation by parts of the same family or various home and income uses such as holiday let, B&B etc. The accommodation, which is 'Tardis' like includes on the ground floor porch, hall, cloak room, sitting/dining room, conservatory, kitchen/breakfast room, four En-suite bedrooms. On the first floor landing, master bedroom with En-suite, second bedroom/dressing room/office. There is a self contained single storey annexe (without kitchen but fairly easily remedied) and two additional bedrooms.



Externally there is an attached boiler room, detached garage/workshop, surf store, extensive additional parking (for 10) and mature good gardens which are well maintained. Within the garden there may be a potential building plot subject to planning permission.

GROUND FLOOR

Front door to PORCH. ENTRANCE HALL. CLOAKROOM low level WC, wash hand basin. SITTING/DINING ROOM sliding French door/picture window to enjoy the spectacular view, wood effect floor. CONSERVATORY/BREAKFAST ROOM in UPVC double aspect, fine view to both coast and country, French doors to garden, wood effect flooring, electric wall heater. KITCHEN/BREAKFAST ROOM within the kitchen 'zone' the units are in a cream theme with slate effect worktops, there are ample base and wall units, 1 ½ bowl stainless steel sink, waste disposal, plumbing for washing machine, vent for tumble dryer, integrated dishwasher, Candy ceramic hob, extractor hood, Candy double oven, recessed work surface, twin fridges beneath available by separate negotiation, space for up right fridge/freezer, glazed door to garden. Within the breakfast room zone is a L-shaped breakfast bar, larder (former link the annexe described later) and half glazed door to garden. Part of the ceiling within the kitchen is an attractive UPVC lantern allowing light to flood in to the room. INNER HALL. BEDROOM 3 fitted wardrobe, dressing table, picture window with sea views. EN-SUITE SHOWER ROOM with cubicle, wash hand basin, low level WC, fully tiled walls and floor, strip light/shaver point, extractor fan, wall mirror. BEDROOM 4 also with sea views ordo dressing table, similar EN-SUITE SHOWER ROOM. BEDROOM 5 fitted wardrobe, dressing table, similar EN-SUITE to the other bedrooms. BEDROOM 6 fitted wardrobe, dressing table, similar EN-SUITE to the other bedrooms but with window. From the entrance hall or kitchen and inner lobby with mirror fronted double wardrobe and cupboard understairs that leads to staircase rising to

FIRST FLOOR

MASTER BEDROOM 1 two Velux windows allowing spectacular sea views, two double wardrobes one allowing access on to under eaves storage, dressing table, chest of 9 drawer and further 6 draws, two bedside cabinets. EN-SUITE BATH/SHOWER ROOM with panel bath, hand held shower unit, wash hand basin, cupboards beneath, illuminated wall mirror, shaver point, shaving mirror, tiled shower cubicle, pedestal basin, half tiled walls, tiled floor, Velux window and sea view, loft access, walk in wardrobe, access to eaves and water tank, shelved and hanging rail. BEDROOM 2 (previously utilised as dressing room and or study) cupboards under eaves, double wardrobes, Velux window, fine sea views.

OUTSIDE

The single storey annexe or additional bedrooms is self contained a UPVC door leads to SITTING ROOM/DINING ROOM with WETROOM off, incorporating shower area, low level WC, wash hand basin, vanity cupboard, mirrored splash back, shaver point, tiled floor and walls, extractor fan (it is envisaged that this could potentially be converted to a kitchen if required). BEDROOM with UPVC door to garden, mirror fronted wardrobes along one wall concealing central dressing table and fridge. EN-SUITE SHOWER ROOM with tiled cubicle, low level WC, pedestal wash basin, mirrored splash back, tiled walls, strip light/shaver point, extractor fan. Along the outside of the annexe is a cupboard, covered patio and adjacent a LAUNDRY ROOM housing firebird oil fired boiler for central heating and domestic hot water, freezer space, tiled floor. Other outbuildings include a DETACHED GARAGE/WORKSHOP with power and light connected, stainless steel sink, adjoining worksurfaces, draws and cupboard under, plumbing for washing machine, wall cupboards, adjoining SURF SHED. Below this is a TOOL STORE and there are TWO OTHER GALVANISED SHEDS in the garden.

The property is approached from the lane through a five bar gate over an extensive gravelled parking area in two sections providing overall parking for at least 10 vehicles. The front garden is laid to gravelled terrace and sweeping lawns which wrap around to the rear, there is then a grass bank interspersed with mature shrubs and steps leading to a viewing platform to enjoy the best view from the property over Woolacombe Bay. To the rear is a lawned area and terrace, oil tank and to the right of the drive a sunken garden where there is a bar with power point, BBQ, STAGE AREA, terrace and well maintained shrubbery area, planted with coastal themed shrubs. Below this is a further area of lawn, the gardens are bounded generally by hedging and there are strategically placed seats to enjoy different vistas.

SERVICES

Mains drainage, electricity and water, oil central heating, CCTV.



