



Gemani

SPRINGFIELD ROAD | WOOLACOMBE | EX34 7BX



BY DESIGN



Key Features

- Four or Five Bedroom Apartment
- One or Two Receptions
- Ground-Floor Conversion
- Views over Woolacombe Bay
- Expansive Front Sun Terrace
- Garage and Parking Space
- 5-minute Walk to Beach
- Ideal Second Home
- Holiday-Let Potential
- No Onward Chain
- Commanding Beach Views
- Leasehold with Share of Freehold



About

"A Sanctuary By The Sea"

Set high above Woolacombe's golden sands, 'Gemani' is more than a home.

It's a front-row seat to sea, sky, and light. Mornings begin with sunrise spilling across the bay; evenings fade into fiery sunsets and starlit skies reflected on the ocean.

This is not merely an apartment, but a front-row seat to one of Britain's most celebrated coastlines – a place where the majesty of the natural world is stitched into the fabric of daily life.

Here, modern comfort harmonises with timeless seascapes, creating a retreat that is at once restorative and exhilarating. It's a full time home, a part time residence, a holiday let investment.





The Property

'Gemani' is a thoughtfully designed ground floor apartment on the ground floor of this lovely period building.

Glazed bay windows frame ever-changing coastal views, while a wide front terrace extends the living space - perfect for morning coffee, alfresco dining, or simply watching the tides roll in.

Inside, the home is both sleek and soulful. The open-plan living area blends elegance with practicality, forming the heart of the space. With four or five bedrooms, one or two receptions and two bathrooms, the layout offers flexibility for families, guests, or home working. Every detail reflects intelligent design, flowing spaces that invite relaxation and offer sanctuary.

A private parking space and a garage complete this effortlessly liveable coastal retreat.







Outside

Outside, the property embraces its stunning coastal setting, with panoramic views from the front sun terrace, with the bay and golden sands just moments below.

With Woolacombe's award-winning beach quite literally at your feet, the outdoors becomes an extension of daily life — whether it's morning walks along the shore, surfing at sunset, or simply soaking up the sea air.

This is a place where the beach isn't just a backdrop, but your own personal playground

- EPC Rating: C
- Council Tax Band: D
- Tenure: Leasehold + Share of Freehold
- Local Authority: North Devon Council
- Services- Mains Electric & Water.
- Broadband: Ultrafast broadband is available in the area, and mobile coverage is provided by several networks.







Location



Woolacombe offers a lifestyle defined by sea, sand, and space to breathe. Its award-winning beach stretches for three miles, perfect for surfing, walking, and family days by the sea. The village blends charm and energy, with artisan cafés, surf shops, and cosy pubs, while the nearby coast path and hidden coves invite endless exploration.

Beyond the beach, you're close to Exmoor, Lee Bay, and the market towns of Braunton and Barnstaple.

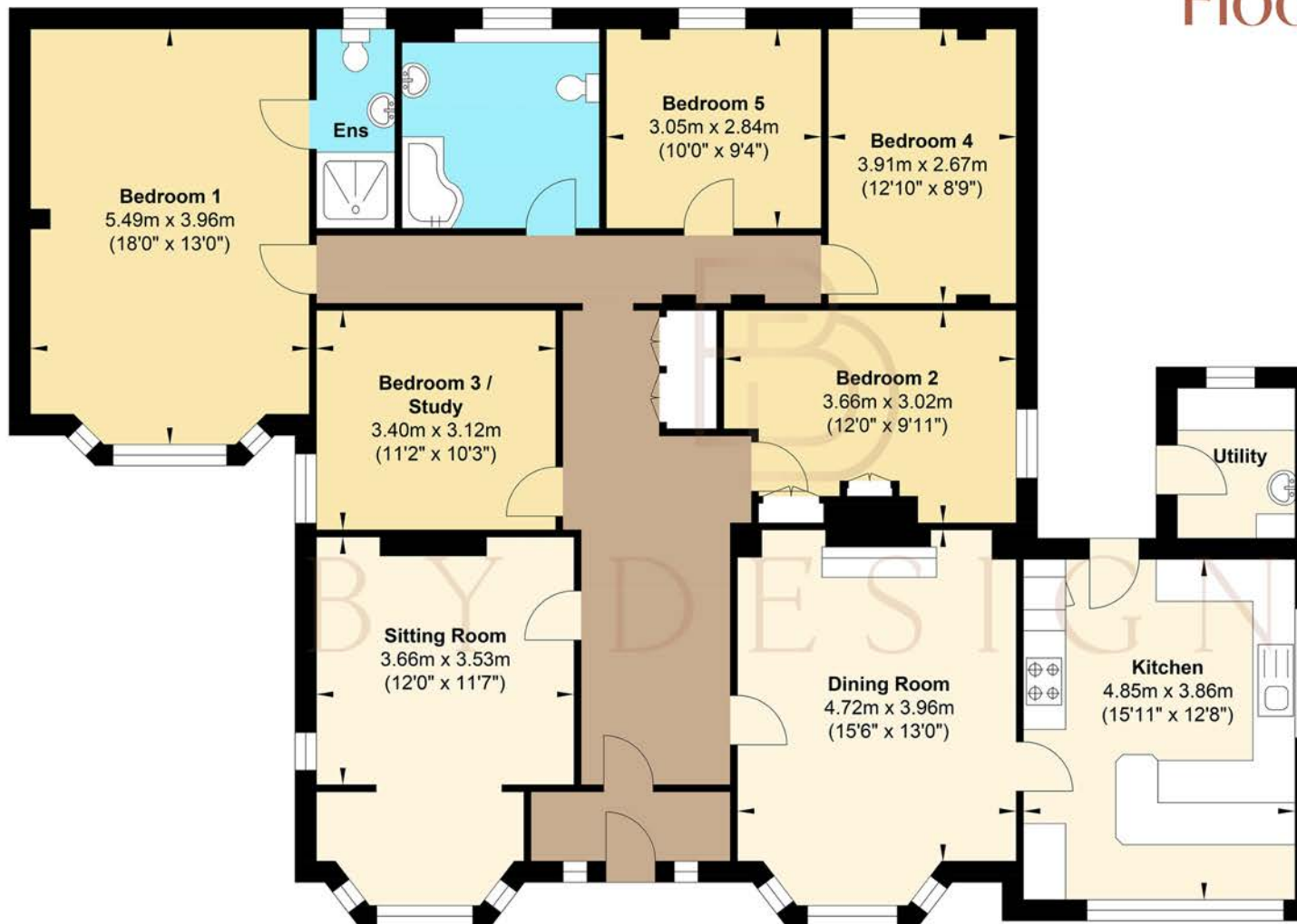
Excellent local schools, including Woolacombe School and West Buckland, make the area ideal for families. Woolacombe is also a smart investment.



Demand for quality holiday lets remains strong year-round, with properties like Gemani offering potentially excellent returns with high occupancy.

These particulars are for guidance only and do not form part of any offer or contract. All descriptions, dimensions and details are given in good faith but must not be relied upon as statements of fact. Buyers should satisfy themselves by inspection or other means. Measurements are approximate. Floor plans and photographs are illustrative only and may be enhanced digitally for marketing purposes. Services and appliances have not been tested. Properties may be withdrawn or sold without notice, and availability should be checked prior to viewing. In line with mandatory Money Laundering Regulations, proof of address, identity and source of purchase funds will be required before a sale can be agreed. This is carried out securely via Credas, an FCA regulated company, for a nominal charge of £50 + VAT per buyer.

Floorplan



Gross Internal Floor Area : 166.88 m2 ... 1796.28 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.



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