

STAGS

Bexleigh

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Station Road, Woolacombe, Devon, EX34 7AW

25 Minute walk to Woolacombe centre/beach. Croyde, Saunton, Barnstaple, Ilfracombe, Exmoor, all within easy access

A tastefully modernised detached bungalow with scope to develop further, subject to consent, set within a large plot of 0.38 acres, on high ground enjoying fine views of both coast & country

- Hall, Sitting/Dining Room
- Small Conservatory
- Gas Central Heating - New boiler
- Large mature garden, Superb sea views
- Council Tax Band C
- Modern fitted Kitchen
- 2 Bedrooms, Bathroom with Shower
- Detached Garage, Extensive Parking
- Ideal main/second home/UK base/holiday let
- No Upward Chain - Freehold

Guide Price £525,000

SITUATION & AMENITIES

The property enjoys an elevated position, commanding fine views of both coast and country, and backs onto farmland. Woolacombe Beach and the village are within a healthy walking distance. 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 walks 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 and direct access to the A361 North Devon Link Road, which joins the M5 at Jct.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 (which also offers a Championship Golf Course). Exmoor National Park is also easily accessible.







DESCRIPTION

Bexleigh presents painted rendered elevations, partly relieved in stone with double-glazed doors and windows, all beneath a tiled roof. Within recent years the property has been tastefully modernised and there is ample scope to extend at either side, behind or even remodel, taking in the roof space – subject to any necessary planning permission being obtained, although there are existing precedents either side of the property. The bungalow is complemented by large well-tended gardens, which have been landscaped with ease of maintenance in mind and include a very generous car parking area to the front, with ample space for a number of vehicles, as well as motorhome, boat, etc. The property is considered suitable as principal residence, 2nd home or holiday let, and an internal inspection is recommended to fully appreciate the well-presented accommodation.

ACCOMMODATION

PORCH replacement double-glazed door to ENTRANCE HALL wood-effect flooring, built-in CLOAKS CUPBOARD, trap to loft space. LOUNGE/DINING ROOM in two distinct zones. The LOUNGE is double-aspect with fine sea views, floating pebble-effect gas fire, wood-effect flooring running through to the DINING ZONE and then onto the KITCHEN. This is double-aspect with an excellent range of modern units in a white theme, topped by marble-effect work surfaces with matching wall-mounted cupboards, single drainer stainless steel sink unit, Miele dishwasher, Bosch washing machine, freestanding Hotpoint cooker with oven, grill and 4-ring hob, brushed stainless steel splashback and extractor hood, freestanding fridge/freezer, Intergas wall-mounted gas-fired boiler (replaced in February 2025) for central heating and domestic hot water. Half-glazed door to CONSERVATORY with 2 walls double glazed, pair of French doors to REAR GARDEN, tiled flooring. BEDROOM 1 window to front, fine sea views, wood-effect flooring. BEDROOM 2 window to rear, wood-effect flooring. BATHROOM with modern suite of panelled bath, handheld shower attachment and overhead Mira shower, glass shower screen, wash hand basin with two drawers beneath, low level wc, illuminated wall mirror, ladder-style heated towel rail/radiator, tiled flooring, tiling to two walls, extractor fan.

OUTSIDE

To the front the property is screened from the road by mature hedging. There is then a pillared entrance leading to the generous car park, bounded by a bank of mature shrubs. To the left of the dwelling is a DETACHED GARAGE with an up-and-over door with STORAGE ROOM/WORKSHOP to the rear. A grass track leads to the REAR GARDEN which slopes upwards and has grass terraced areas with a large flat area at the top, from which the sea views are breathtaking. The REAR GARDEN is hedge enclosed. There is a water tap immediately outside the CONSERVATORY.

SERVICES

All mains services connected. Gas-fired central heating.

DIRECTIONS

From the Mullacott Cross roundabout, take the exit signposted Woolacombe and Mortehoe. Follow the road and as you descend Woolacombe Station Road, the access to the property is on the right-hand side, clearly identified by our For Sale Board.

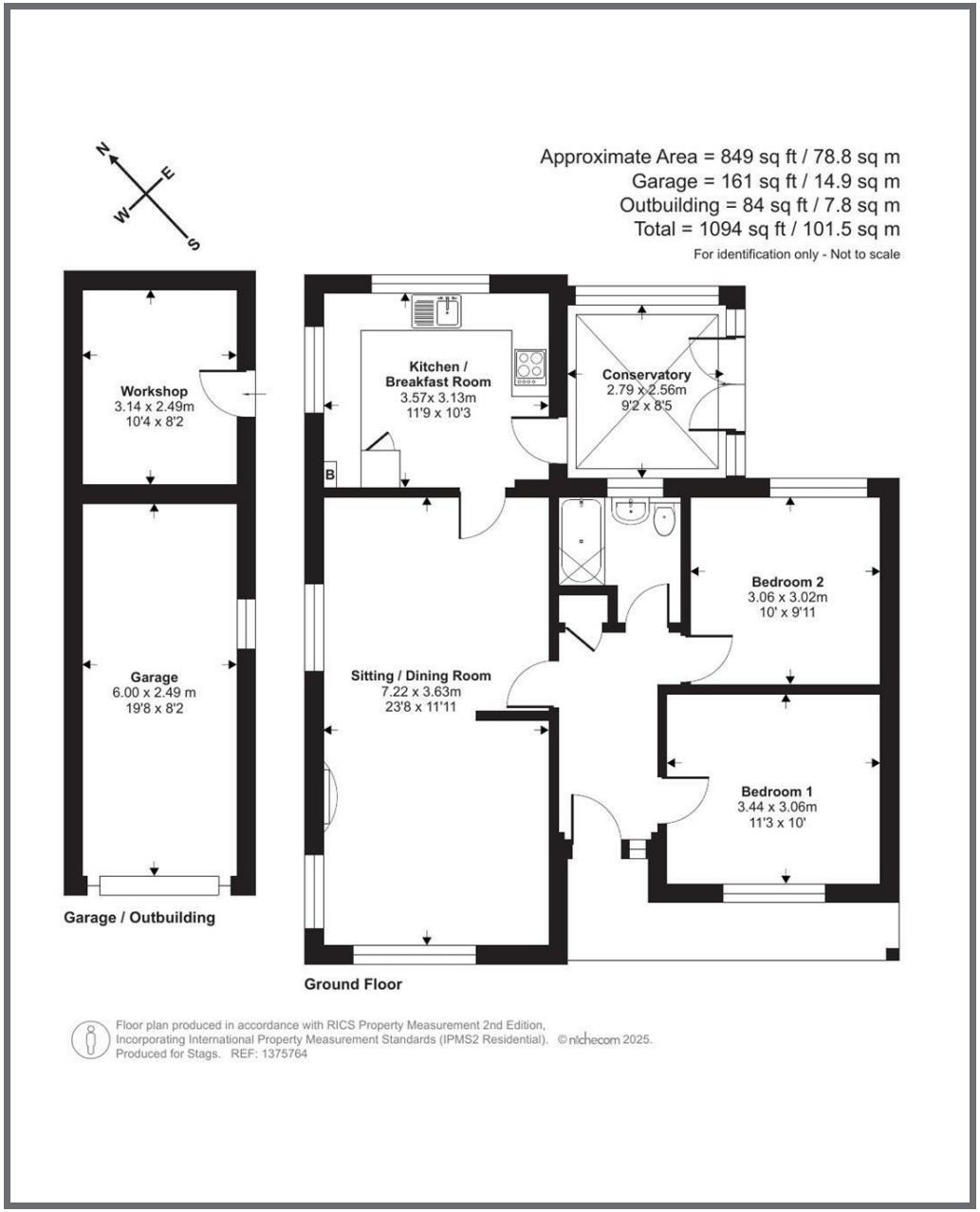




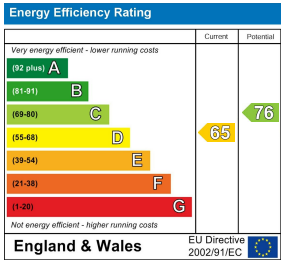


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





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