



1 Coast House



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Mortehoe, Woolacombe, Devon, EX34 7DZ

Grunta, Combesgate, Rockham & Woolacombe beaches - all close by. Mortehoe village centre - walking distance

**A wonderful three-bedroom coastal residence boasting uninterrupted 180-degree sea views & the SW Coast Path just moments away**

- Breathtaking sea views
- Off road parking
- Three double Bedrooms
- SW Coastal path practically on the door step
- Freehold
- Private patio terrace
- No onward chain
- 2 Bathrooms
- Council Tax Band D

Guide Price £525,000

## SITUATION & AMENITIES

Set on high ground enjoying stunning frontline sea views as well as breath taking sunsets. The property is literally opposite Grunta Beach (which can be accessed only by foot) and is surrounded by land in the ownership of the National Trust. Mortehoe which features several tea rooms and pubs, a 13th century church and Mortehoe heritage centre which recounts the area's rich maritime history, is within healthy walking distance. Mortehoe is also the starting point of many scenic walks along this dramatic stretch of coast line and there is a path directly opposite to Mortepoint. Just North of the village, and reached only by foot is Rockham beach, lying at the base of a 100ft cliff, an ideal location for a peaceful day on the beach. The coastal village of Woolacombe is a short distance and is popular with both families and surfers alike due to its 3 mile long golden sandy beach. Woolacombe offers an interesting choice of shops, bars and restaurants and the famous surfing beaches of Croyde, Putsborough and Saunton (also with Championship golf course) are all within easy reach. North Devon's Regional Centre, at Barnstaple, is about 13 ½ miles and offers top high street names and independent stores/boutiques as well as live theatre and North Devon district hospital. At Barnstaple, the A361 gives access in a further 45 minutes or so, to Junction 27 of the M5 Motorway at Tiverton and where Tiverton Parkway allows a fast service of trains to London Paddington in about 2 hours. Exmoor National Park is about half an hour by car, the nearest International Airports are at Bristol and Exeter.



## DESCRIPTION

With uninterrupted 180-degree sea views and the SW Coast Path and Grunta Beach moments away, Coast House presents a wonderful three-bedroom coastal residence. The property benefits from off-road parking, a private terrace garden positioned to capture the panoramic outlook, and a highly convenient location being within walking distance of Morteheo village. Offering superb potential as a second home, an established holiday let, or a primary residence. Freehold and available with no onward chain.

## ACCOMMODATION

The property is entered via a useful porch with ample space for coats, boots and outdoor gear, leading into the open-plan kitchen, dining and living area. The kitchen features fitted units with slate worktops, an inset sink and integrated appliances including a fridge-freezer, washer/dryer, dishwasher, electric hob and oven. From the kitchen window there are wonderful sea views, while the living area enjoys further outlooks towards the South West Coast Path and the ocean. Upstairs, the landing gives access to a double bedroom with sea views and a decorative stained-glass window, a further double bedroom with attractive views and built-in wardrobes, and bathroom with shower cubicle, wc and wash basin. On the Lower Ground Floor, a hallway with storage leads to the bathroom, which includes a wc, wash basin, bath with shower over and a built-in storage cupboard. There is a third double bedroom enjoying peaceful hillside views.

## OUTSIDE

There is off-road parking for one vehicle, with steps leading down to the private patio terrace garden, which enjoys breath-taking views down to Grunta Beach and out across the sea. This sheltered outdoor space offers plenty of room for seating and is ideal for alfresco dining.

## SERVICES

All mains connected.

Gas central heating (underfloor heating in bathrooms and on lower ground floor)



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		88
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

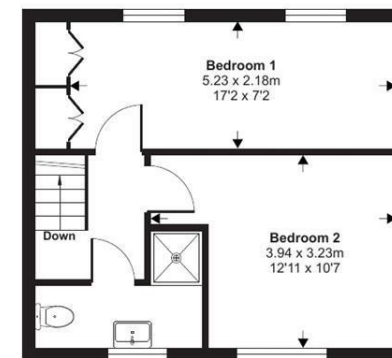
30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

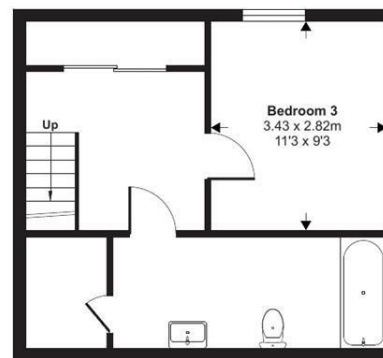
01271 322833

Approximate Area = 972 sq ft / 90.2 sq m

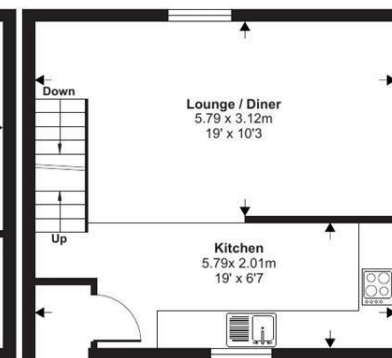
For identification only - Not to scale



First Floor



Lower Ground Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1xhocom 2026. Produced for Stags. REF: 1453059



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