



The Cedars

Poole Lane | Woolacombe | EX34 7AR



BY DESIGN



Key Features

- Five double bedrooms
- Detached one-bedroom annexe
- Remodelled in 2021
- Ample parking
- Space for motorhome or boat
- Open-plan living space
- Wrap-around veranda and gardens
- Private & Elevated position
- Two ground-floor en-suite bedrooms.
- Walking distance down to beach



About

“A haven where style, surf and serenity unite”

Some places possess an extraordinary aura.

They evoke a sense of tranquillity, where time seems to slow down, the air feels invigorating and the horizon appears to stretch endlessly. The Cedars is one of those rare havens.

This is a stylish and substantial family home, completely redesigned and remodelled in 2021 by the current owners. Now presented in turnkey condition, it offers contemporary interiors, versatile multi generational living and a detached one-bedroom annexe that adds valuable further flexibility.

Set in an elevated and private setting with stunning views, this family home blends seclusion with convenient access. With landscaped gardens and ample parking this is a rare opportunity, just a short walk from down to Woolacombe's golden bay.







The Property

At the heart of the home is a bright open-plan kitchen, dining, and living area with three sliding doors opening to terraces and gardens. A woodburner adds warmth, and the kitchen includes a pantry and central island with breakfast bar.

The ground floor also has two double bedrooms, each with en-suite, plus a utility and cloakroom.

Upstairs, a timber staircase leads to a galleried landing. The principal suite features a dressing room and spacious en-suite with bath and shower. Two more double bedrooms and a family shower room complete the floor.

The detached annexe complements the main house beautifully and provides well arranged ancillary accommodation, with a conservatory-style dining space, open-plan kitchen and living room, a double bedroom with en suite, and its own private courtyard. It is ideally suited to family overflow, visiting guests, home working or creative pursuits, with the added benefit of a useful storage shed and outdoor shower for beach days. There may also be scope to extend further, subject to the necessary permissions.





Outside

A gated gravel driveway provides ample parking for multiple vehicles, with room for a boat or motorhome.

The wraparound veranda extends the living space outdoors, while the landscaped gardens include a tranquil pond, raised decked seating, a covered barbecue shelter and a range of useful outbuildings.

- EPC Rating: C
- Council Tax Band: D
- Tenure: Freehold
- Local Authority: North Devon Council
- Services- Mains Electric & Water. A new Private Drainage system. Oil-Fired Central Heating for Main House. Bottled Gas for Annexe.
- Broadband: Ultrafast broadband is available in the area, and mobile coverage is provided by several networks.
- Block & Timber Frame with Slate Roof
- The planning permission for the annex restricts its use to accommodation ancillary to the main dwelling and does not permit its use as a separate dwelling, holiday unit, letting unit or for commercial business use. Any buyer wishing to explore alternative uses should make their own enquiries with North Devon Council.







Location

Few coastal villages can rival the lifestyle that Woolacombe offers. Renowned for its award-winning three-mile beach, the village is a haven for surfers, walkers and families, with a vibrant mix of independent shops, cafés, restaurants and pubs. The South West Coast Path passes nearby, offering dramatic coastal walks in either direction.

The property sits quietly at the end of a no-through country lane, enjoying wide views to the sea and surrounding countryside, yet is only a 20-minute walk down into Woolacombe itself. Excellent local schools include Woolacombe Primary (rated "Outstanding" by Ofsted), with further options at Braunton, Ilfracombe and Barnstaple and the renowned West Buckland School a little further afield.



Despite its unspoilt coastal setting, Woolacombe is well connected. The M5 (J27) and A361 provide swift road access, with Barnstaple station (14 miles) linking to Exeter and London. Exeter Airport, just under an hour away, offers UK and European flights, while Bristol Airport is also within easy reach. Regular bus services and private transfers ensure the village remains accessible to the wider world.

DISCLAIMERS

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 : 251.29 m2 ... 2704.86 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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