



Greenacres







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Beach Road, Woolacombe, Devon, EX34 7AE

Access to South West Coast Path. Croyde/Saunton, 15 minutes

A superb individual detached family residence, re-modelled & totally upgraded in recent years now offering bright, spacious & versatile accommodation with an emphasis on entertaining, leisure and enjoyment of the stunning views & sunsets over Woolacombe Bay

- Path nearby to Woolacombe Beach
- No upward chain/vacant possession
- Smart/energy saving technology throughout
- 4/5 Bedrooms, 4 Bath or Shower Rooms
- Double Garage + Parking. Landscaped gardens
- Extensively refurbished property
- Unmatched views of both the sea & valley
- Kitchen/Dining Room with Balcony
- 2/3 Reception Rooms, Kitchen 2, Utility
- Council Tax Band F. Freehold

Guide Price £1,500,000

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SITUATION & AMENITIES

Woolacombe sits on the North Devon coast and is popular with visitors from all around the country primarily because of its award-winning Blue Flag golden sand surfing beach. In addition, the village is surrounded by rolling National Trust landscape, which offers many miles of walking along some of the most breathtaking coastal scenery in the country. Adjacent to the property is a footpath which leads directly to the centre of Woolacombe in 10-15 minutes and on to the beach. The village amenities include a variety of shops, bars and restaurants, various other leisure facilities, primary school and health centre. The nearest larger town is Ilfracombe – being about 5 miles. Barnstaple, the regional centre is about 14 miles and offers many of the big-name shops, as well as Pannier Market, North Devon District Hospital, a rail link and direct access on to the A361 North Devon Link Road, which in a further 45 minutes or so joins the M5 Motorway at Jct.27. From here Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. A little further along the coast is the famous surfing beach of Croyde, and beyond that Saunton Sands – also with Championship Golf Course. Exmoor National Park is less than ½ hour by car. The nearest international airports are at Bristol and Exeter. The area is well-served by excellent state and private schools, including West Buckland and Blundell’s at Tiverton.

DESCRIPTION

Greenacres was extensively modernised, reconfigured and upgraded to a high specification, with works completed in 2022. The most notable improvements included; rewiring, new plumbing, new insulation, new flooring and new roof. The house presents elevations of grey cement fibreboard with double glazed doors and windows, beneath a slate roof. The rear elevation is relieved by a First Floor balcony, from which the best of the magnificent sea views can be enjoyed. The grey contemporary then continues throughout the accommodation, excluding the kitchen units which provide a contrast. The rooms are bright, spacious and can be arranged as one large family home or for dual occupation by parts of the same family. Alternatively, the property also lends itself to home and income use. The house is complemented by landscaped gardens, which has been designed with ease of maintenance in mind and to follow the sun around. Generally, the emphasis is on entertaining, leisure and to enjoy fantastic views of the beach/ocean, as well as the sunsets – be that from the balcony, hot tub, principal rooms or terraces. The house is considered to be ideal as principal residence, 2nd home, UK base, lucrative holiday let or a combination of these uses. This is certainly a property which needs to be viewed internally to be fully appreciated.

ACCOMMODATION

GROUND FLOOR

UPVC front door to ENTRANCE LOBBY built-in shoe cabinets topped by polished granite work surfaces, coats pegs, polished tiled floor. Inner door to ENTRANCE HALL built-in cloaks cupboard. SITTING ROOM (alternatively a Bedroom) fine sea views. The range of fitted cupboards in grey, topped in natural wood can be available by separate negotiation. BEDROOM (currently arranged as a Gym) window to rear. STUDY fine sea views, fitted desk unit in grey topped by natural wood, fitted shelf. TV ROOM double aspect, fine sea views, wood effect plank tiled flooring. KITCHEN 2/UTILITY ROOM in a grey theme with marble-effect work surfaces, sink drainer stainless steel sink unit, cupboards under, integrated fridge, door to OUTSIDE, wood effect plank tiled flooring. SHOWER ROOM with tiled cubicle, wash hand basin, vanity cupboard, oval wall mirror, low level WC, ladder style heated towel rail/radiator, wood effect tiled flooring, extractor fan, door activated light. UTILITY ROOM plumbing and space for washing machine x2, space for tumble dryer x2, polished tiled flooring, cupboard housing hot water cylinder and plant for the radiators where each room is connected separately to a manifold [and therefore controlled independently giving much greater energy savings than conventional radiator piping and much faster heat up times than underfloor heating], as well as Viessman gas-fired boiler for the central heating and domestic hot water, built-in broom cupboard, cupboard housing electrics and media cables, door to REAR COURTYARD.

FIRST FLOOR

GALLERIED LANDING. KITCHEN/DINING ROOM arranged in 2 distinct Zones separated by an archway with wood effect plank-style tiled flooring throughout. The KITCHEN units are in sky blue, topped by polished granite, incorporating 1 ½ bowl stainless steel sink unit. There is a peninsula unit with carousels, cupboards and drawers beneath. A further run of units incorporates Siemens double oven, Siemens 5-ring induction hob. There is also an integrated dishwasher. Within the DINING Zone are a matching range of fitted cupboards to one wall incorporating integrated fridge and freezer. Bi-fold doors lead to the BALCONY with glazed surround. These bring the outside in, allow the best of the views and sunsets to be enjoyed and provide an ideal place to have morning coffee, a glass of something in the evening or Al fresco dining. PRINCIPAL BEDROOM fine sea views, walk-in DRESSING ROOM with hanging rails, drawers and shelving. ENSUITE SHOWER ROOM with double tiled cubicle, hand held and drench style units, his’ and ‘her wash hand basins, vanity cupboards under, low level wc, panelled bath, mixer shower attachment, ladder-style heated towel rail/radiator, extractor fan, wood effect tiled flooring. This bedroom is approached by INNER LANDING which features a pair of double walk-in storage cupboards. BEDROOM 2 fine sea views. ENSUITE SHOWER ROOM with tiled cubicle, wash hand basin, vanity cupboard, oval wall mirror, low level wc, ladder-style heated towel rail/radiator, extractor fan, wood effect tiled flooring. BEDROOM 3 fine sea views. ENSUITE SHOWER ROOM with tiled double cubicle, wash hand basin, vanity cupboards, circular wall mirror, low level wc, ladder-style heated towel rail/radiator, extractor fan, wood effect tiled flooring.





OUTSIDE

ATTACHED DOUBLE GARAGE with electric up-and-over door, power and light connected. From the road there is a gated entrance. The drive slopes down to the upper car park, with space for 3-4 vehicles. This leads down to the garage and the front of the house, where there is additional parking for several vehicles. To the right of the front door a pedestrian gate leads to the FRONT GARDEN, where a path adjoins the house. There is an area of lawn and painted retaining wall. To the right of the house is a LOWER TERRACE with shower for surfers or washing the dog. There is a ramp to the next level where there is a HOT TUB – once again sited to enjoy the views and sunsets. Adjacent to this is a GARDEN STORE. There is then a bank of grass bounded by shrubbery and stone wall support to the initial part of the entrance drive. At a higher level is a further STORAGE SHED. A grass pathway leads to the LOWER GARDEN which is on 5 levels and follows the hillside – mainly laid to grass and bordered by a stream. Within this area is a small TIMBER BARN and the gardens adjoin open farmland. There are strategically placed water taps, security lights and cameras.

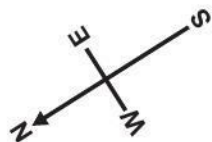
SERVICES

All mains services connected. Gas-fired central heating. The property is fully networked with ethernet sockets in every room.. Full fibre internet [currently 330Mbps]

DIRECTIONS

At the Mullacott Cross roundabout take the exit signposted Woolacombe and Morthoe. Continue along this road for approximately 2.5 miles into Woolacombe. Proceed down the hill towards the village, passing the petrol station on your right and the entrance to Greenacres will be found on the left, just before an 'S' bend.



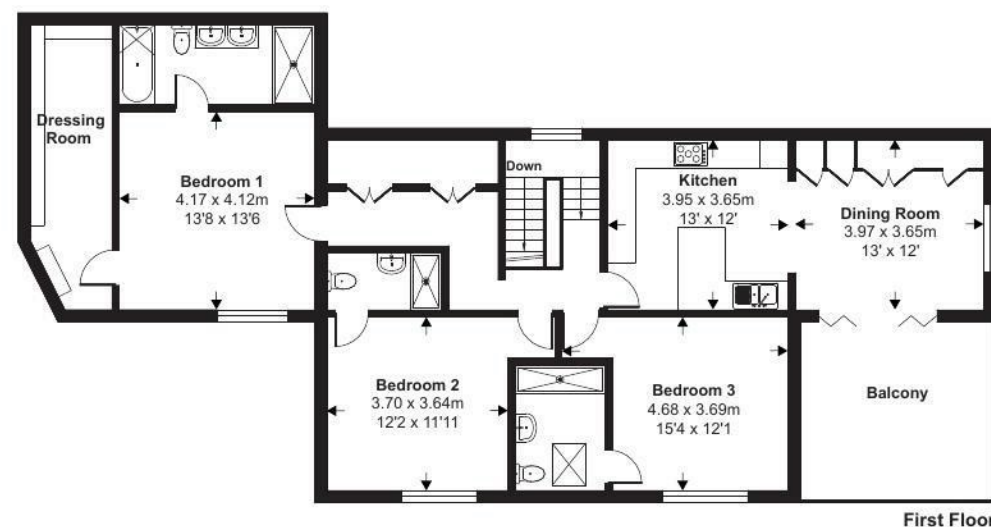
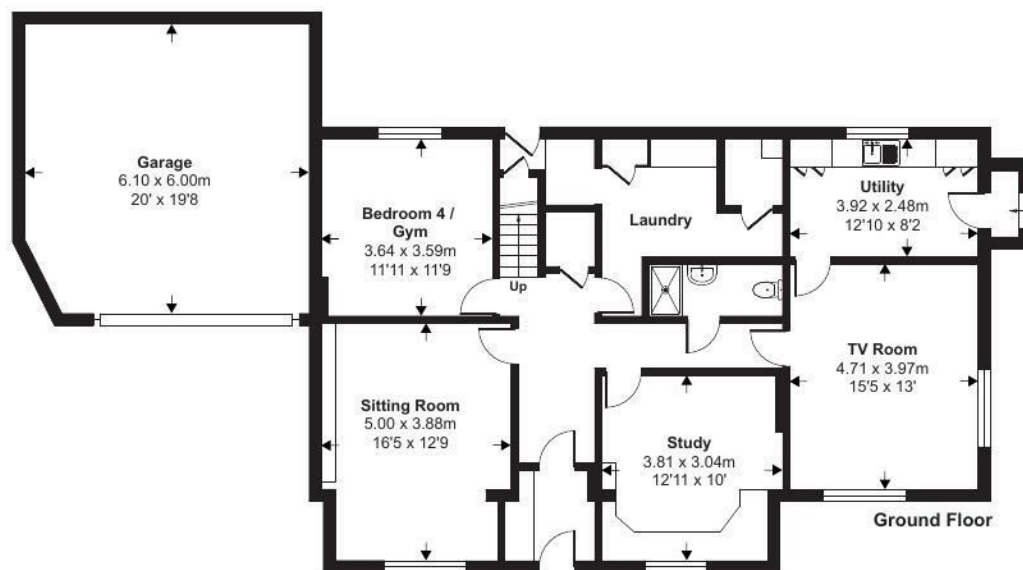


Approximate Area = 2581 sq ft / 239.7 sq m

Garage = 387 sq ft / 35.9 sq m

Total = 2968 sq ft / 275.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1345544



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	77
EU Directive 2002/91/EC		



