

Sunnycliffe House, 4 Sunnycliffe Court

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Mortehoe, Woolacombe, EX34 7DP

The beach & village amenities - within walking distance

A wonderful three-bedroom coastal home enjoying breathtaking panoramic views across Combesgate Beach, Woolacombe Bay & towards Baggy Point

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- Superb position
- Three bedrooms
- Two bathrooms
- Stunning sea views
- Walking distance to the beach
- Off-road parking
- Terrace & balcony
- No onward chain
- Freehold
- Council Tax Band D

Offers In Excess Of £800,000

SITUATION & AMENITIES

Set on high ground enjoying stunning sea views as well as breath taking sunsets. The property is literally opposite Combesgate Beach 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, are all within a healthy walking distance. Mortehoe is also the starting point of many scenic walks along this dramatic stretch of coastline and there is a path directly opposite to Morte Point. 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 - with the famous surfing beaches of Croyde, Putsborough and Saunton (also with Championship Golf Course) 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 offers a fast service of trains to London Paddington in just over 2 hours. Exmoor National Park is about half an hour by car. The nearest International Airports are at Bristol and Exeter.







DESCRIPTION
Sunnycliffe House is an exceptional three-bedroom coastal home, occupying an elevated position and enjoying breathtaking panoramic views across Combesgate Beach, Woolacombe Bay and towards Baggy Point. Beautifully presented throughout, the property offers bright and spacious accommodation, perfectly suited to modern family living, a second home or a luxury holiday retreat.

Externally, the property benefits from a private, enclosed sun terrace and two balconies, all perfectly positioned to enjoy the spectacular coastal backdrop. Further enhancing its appeal are off-road parking and a garage. Located within a short walk of Combesgate Beach and the stunning North Devon coastline, Sunnycliffe House presents a rare opportunity to acquire a superb seaside home in one of the area's most sought-after locations.

ACCOMMODATION
The entrance porch opens into a beautifully presented open-plan living and dining room, with stairs rising to the First Floor. Enjoying a dual-aspect design, this wonderfully bright reception space is flooded with natural light and takes full advantage of the breathtaking coastal views. French doors open onto the private front garden, while an additional set of French doors leads to an elevated decked terrace with a contemporary glass balustrade, creating the perfect space for outdoor seating and entertaining whilst enjoying the stunning outlook.

The kitchen is fitted with a range of modern units and work surfaces, incorporating an inset sink positioned to enjoy views towards the sea. Integrated appliances include a dishwasher, electric oven and hob. To the rear, a useful utility room provides space for additional appliances, an integrated fridge freezer and access to a cloakroom/WC with wash hand basin.

The First Floor landing gives access to three generously sized double bedrooms. The principal bedroom benefits from an en-suite shower room and enjoys arguably the finest views in the property, overlooking the golden sands of Combesgate Beach, Woolacombe Bay and beyond. Bedroom two features its own private balcony - an idyllic spot for a morning coffee, whilst taking in the coastal scenery. Bedroom three also enjoys wonderful sea views. The family bathroom is fitted with a panelled bath with shower over, wc and wash hand basin.

OUTSIDE
Externally, the property enjoys private outdoor spaces designed to maximise the exceptional setting. To the front, a gravelled seating area provides an attractive spot for relaxing and taking in the panoramic sea and beach views, whilst a covered seating area offers shelter from the elements, allowing enjoyment of the outdoor space throughout the year. On arrival the property benefits from off road parking and single garage, ideal for surfboards, wetsuits, bikes etc.

SERVICES
All mains connected. Gas central heating.

DIRECTIONS
W3W///signified.qualifier.laptops

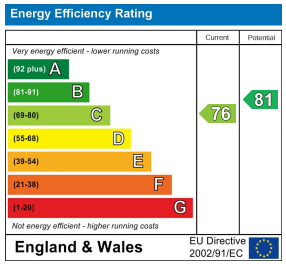






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