

Kidnapped

STAGS

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Mortehoe, Woolacombe, Devon, EX34 7ED

Within walking distance of local amenities, the South West coast path & local beaches. Woolacombe - 5 minutes

A rare opportunity to purchase a landmark property at the heart of this timeless coastal village, with a period barn conversion, secluded 'oasis' garden & several period outbuildings

- Porch, Hall, Round House Sitting Room
- 3 Bedrooms, 2 Bathrooms
- Stone garage/workshop. Further parking
- Walled gardens/terraces, front & rear
- Council Tax Band E
- Kitchen/Dining Room
- Partial double glazing. New Boiler
- Stone barns with potential
- No upward chain
- Freehold

Guide Price £690,000

SITUATION & AMENITIES

Mortehoe is a calm cliff-top village with spectacular views, listed in the Doomsday Book and has a number of interesting features including a rare barrel-roofed 13th Century church. Local amenities include shops providing for day-to-day needs, pubs, restaurants and tea rooms. The property is situated at the heart of the village, backing onto the Museum and overlooking the churchyard to the front. The South West Coast Path runs close by and allows access to local beaches at Rockham, Grunter, Combesgate and Barricane, connecting with the desirable coastal village of Woolacombe – famous for its 3-mile stretch of golden sands, great waves and internationally famous surfing. Also within easy access are the equally famous surfing resorts of Croyde, and a little further along the coast, Saunton (also with Championship Golf Course). Ilfracombe, Braunton, Exmoor and the regional centre of Barnstaple – with theatre and district hospital – are all easily accessible, as is the North Devon Link Road which leads on to Jct.27 of the M5 Motorway, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter. There are good local and private schools within reasonable commuting distance, which include West Buckland school and Blundell's in Tiverton.







DESCRIPTION

We understand that the property was originally owned by the National Trust, and the barn to the manor house next door – now a tea room. The barn was converted in the late 1970s and has not entered the market as a private home since. The barn presents elevations of stone beneath a slate roof. The name Kidnapped was attributed by the late owner because of the association of the round house sitting room and the fact that in Robert Louis Stevenson's novel of the same title, meetings were held in a round room. Remarkably, the property is not listed but is within a Conservation Area. Within the last year, certain modernisation works have been undertaken which include new kitchen with appliances, upgrade of the bathroom and cloakroom, new ensuite bathroom, newly fitted carpets. new electric consumer unit, new gas-fired boiler and upgrade of the plumbing system etc. There remains scope to stamp your own mark, or convert one or all of the three period outbuildings (subject to planning permission). Accordingly, it is considered that the property may offer potential for multi-generational family occupation, or a variety of commercial uses such a small holiday complex, home with business – such as a gallery or similar. Alternatively, the buildings offer potential as workshops or studios, and the garage is a perfect venue to tinker with a classic car or motorbike perhaps. Given the coastal position, Kidnapped is considered suitable as private residence, 2nd home, UK base, lucrative holiday let or a combination of such uses.

ACCOMMODATION

GROUND FLOOR

Pillared porch on stone plinths. Front door to ENTRANCE HALL hardwood flooring – CLOAKROOM low level wc, wash hand basin. From the HALL steps lead down to the Round House SITTING ROOM (a round house or horse engine was a building attached to the main threshing barn. Horses were used from the late 18th Century to drive the machinery to thresh corn by means of walking around in a circle – hence the form/name Round House). Three windows overlooking the rear garden, stone fireplace, exposed stone chimney breast, exposed beams to ceiling. KITCHEN/DINING ROOM recently refitted in a sage theme with wood effect rolled edge work surfaces incorporating single drainer stainless steel sink unit, space for washing machine, electric oven, 4-ring electric hob, stainless steel extractor hood, space for fridge, wood effect flooring, half glazed door to GARDEN. BEDROOM 2 with views to front. BATHROOM new suite, painted wooden panelled bath, telephone-style mixer tap/shower attachment, drench shower above, shower screen, low level wc, pedestal wash basin, wall mirror, strip light/shaver point, AIRING CUPBOARD housing Vaillant wall-mounted gas-fired boiler for central heating and domestic hot water. BEDROOM 3 triple aspect. *SPECIAL NOTE* It is considered that it would be relatively easy to construct a partition wall separating this bedroom from the staircase, which leads onto the First Floor.

FIRST FLOOR

BEDROOM 1 double built-in wardrobe under eaves, exposed beams. ENSUITE SHOWER ROOM with corner cubicle, Mira shower unit, wash hand basin with towel storage below, marble-effect work surface surround, wall mirror, low level wc, extractor fan and heated towel rail.

OUTSIDE

The front of the property is approached through a pair of wooden gates. The FRONT GARDEN is laid to stone chippings with a well-established flower border. To the left of the dwelling, a grass driveway leads on to the GARAGE/FORMER STABLE with hay racks still in place, stone floor, pair of wooden doors, vaulted roof. Beyond is pedestrian access to the largest of the three barns, which has evidence of originally being two-storey – once again with hay racks and stone floor. The secluded 'oasis' REAR GARDEN features a TERRACE. There are then mature areas of shrubbery, linked by meandering stone shard-topped pathways. Nearest to the rear barn is a rockery. The rear garden enjoys total privacy and tranquillity and is an ideal place for Al fresco dining.

SPECIAL NOTEs

Additional attached barn to the right of the property is available by separate negotiation.

SERVICES

All mains services connected. Gas-fired central heating, [New radiators recently fitted 30/7/26].

DIRECTIONS

At Mullacott roundabout take the 1st exit heading towards Woolacombe and Mortehoe on the B343. Continue on this road for approximately 2.5 miles then take the turning right signed Mortehoe. Continue along this road and you will eventually come to the village. As you drive into the centre past the fish & chip shop on your right, the entrance to the church also on the right and Kidnapped is on your left, opposite the churchyard.

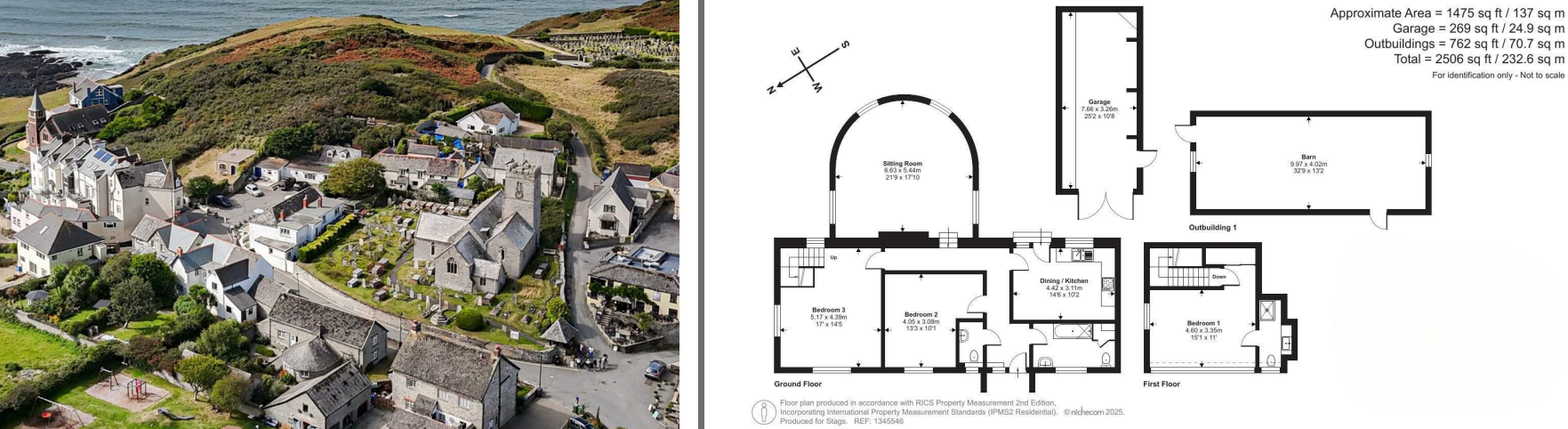


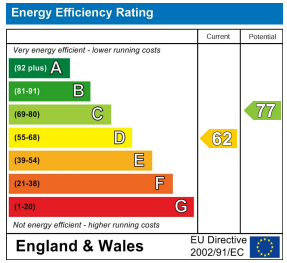




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