



19, Chichester Park







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Woolacombe, Devon, EX34 7BZ

Within a healthy walk of Woolacombe village & beach. Croyde, Saunton Golf Club/Beach, Putsborough, Exmoor, all within 30 minutes

A striking split-level coastal residence featuring an amazing 960 sq ft reception area with bi-fold doors opening onto generous balcony with stunning views of coast, country & sunsets

- Open plan reception area in Sitting & Dining 'zones'
- Superb Kitchen 'zone', by IKEA with appliances
- 4 Bedrooms, 3 Bathrooms, Cloak & Utility
- Garage with potential (stp) & Parking
- Home Office/Studio/Gym 'Pod'
- Balconies, decks & hot tub
- Suitable main/2nd home/UK base/Holiday Let
- No upward chain
- Council Tax Band E
- Freehold

Guide Price £895,000

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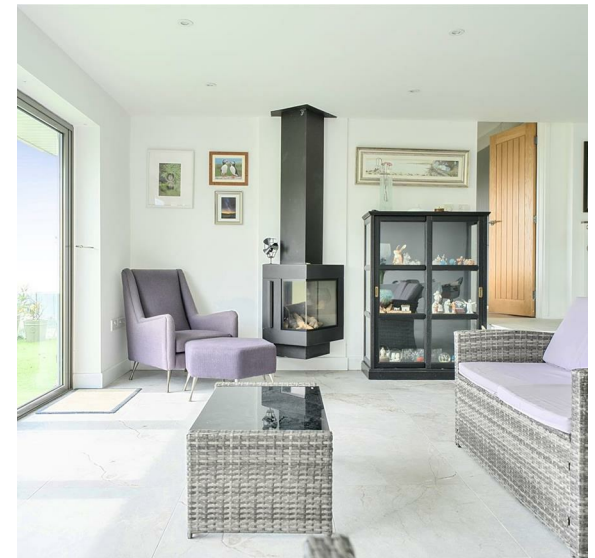


SITUATION & AMENITIES

In terms of location, the property enjoys the best of all worlds, being on high ground with superb views of both coast and country in a quiet cul-de-sac, within easy access of Woolacombe beach, the village centre and country/coastal walks. Woolacombe is renowned for its miles of superb sandy beach which has in recent years been voted by Trip advisor best beach destination in the UK and 13th best in the world. This makes Woolacombe a fabulous place for holidays and for recreational water sports, the beach blends nicely into Putsborough sands to the south. The village nestles on the North Devon Coast through which the South West Coast Path runs, and this provides many miles of delightful walks to Baggy Point in Croyde, up to Mortehoe and the rugged North Devon coast beyond. The village has a good primary school, Church, medical centre, pharmacy, post office and many pubs, shops and restaurants. The larger Victorian town of Ilfracombe is 6 miles away, Saunton Sands with its Championship golf course is easily accessible as is Exmoor National Park. Barnstaple, the Regional Centre, is about 14 miles to the south and houses the area's main business, commercial, leisure and shopping venues as well as District Hospital and theatre. The North Devon link road is also within easy access and connects, after about an hour or so, to Jct.27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington, in just over two hours. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

This superb detached split-level home presents elevations of stone and painted render, with double glazed doors and windows, beneath a tiled roof. The property was probably originally built in the 1970s/early 1980s, although has been remodelled and contemporised in more recent years. From the roadside, the house appears single storey, but to the rear follows the hillside and has a Lower Floor at Garden Level, externally linked to the First Floor by balconies, from which there are stunning views of Woolacombe Bay/Beach, the ocean, open countryside and we understand that the sunsets can be spectacular. The accommodation is bright, spacious, well-presented and versatile. There is an integral garage with scope for conversion to additional accommodation – subject to planning, and a covered Loggia which accommodates a hot tub. The terraced rear garden leads down to an excellent detached office pod/studio. There is a level front garden and additional parking for several vehicles, which could be expanded further and there is scope to house a motorhome or similar. The property has been designed with ease of maintenance in mind and with an emphasis on entertaining, leisure and sun worship. Most of the contents could be available by separate negotiation if required. The property is considered suitable as a principal residence, 2nd home, UK base or lucrative holiday rental. The open-plan reception area and kitchen certainly have the wow factor, with bi-fold doors leading onto a good sized balcony, which brings the outside in and from the which the views are simply breath-taking.





ACCOMMODATION

The front door opens directly into the open-plan RECEPTION & KITCHEN AREAS which are bathed in natural light, and one is immediately drawn to the expanse of glass to the length of one wall which perfectly frames the spectacular sea and coastal views. Bi-fold doors fully retract to open onto the South-facing BALCONY with ample space for Al fresco dining. A contemporary log-effect gas fired wood burner provides a further feature and focal point to the room. The KITCHEN is fitted with an excellent range of units by IKEA incorporating storage, work surfaces, the usual appliances and an island unit. On this level a double sized BEDROOM enjoys BALCONY access also, as well as ENSUITE facilities. At Garden Level there are three more generous BEDROOMS, including one with ENSUITE. A FAMILY BATHROOM completes this floor.

OUTSIDE

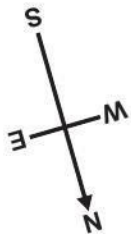
The property features an attached GARAGE and off-road parking for several vehicles. The GARDENS have been landscaped with ease of maintenance in mind. To the rear there is a large DECK below the BALCONY, with hot tub – which is sheltered. The DECK is a great spot for BBQs and sunbathing, all whilst soaking up the wonderful views. There is some covered STORAGE and the GARDEN ROOM/SUMMERHOUSE/POD offers additional space for relaxation, business etc.

SERVICES

All mains services are connected. Gas-fired central heating.

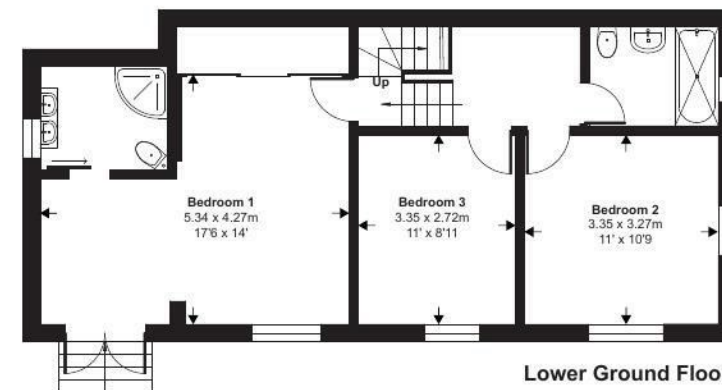
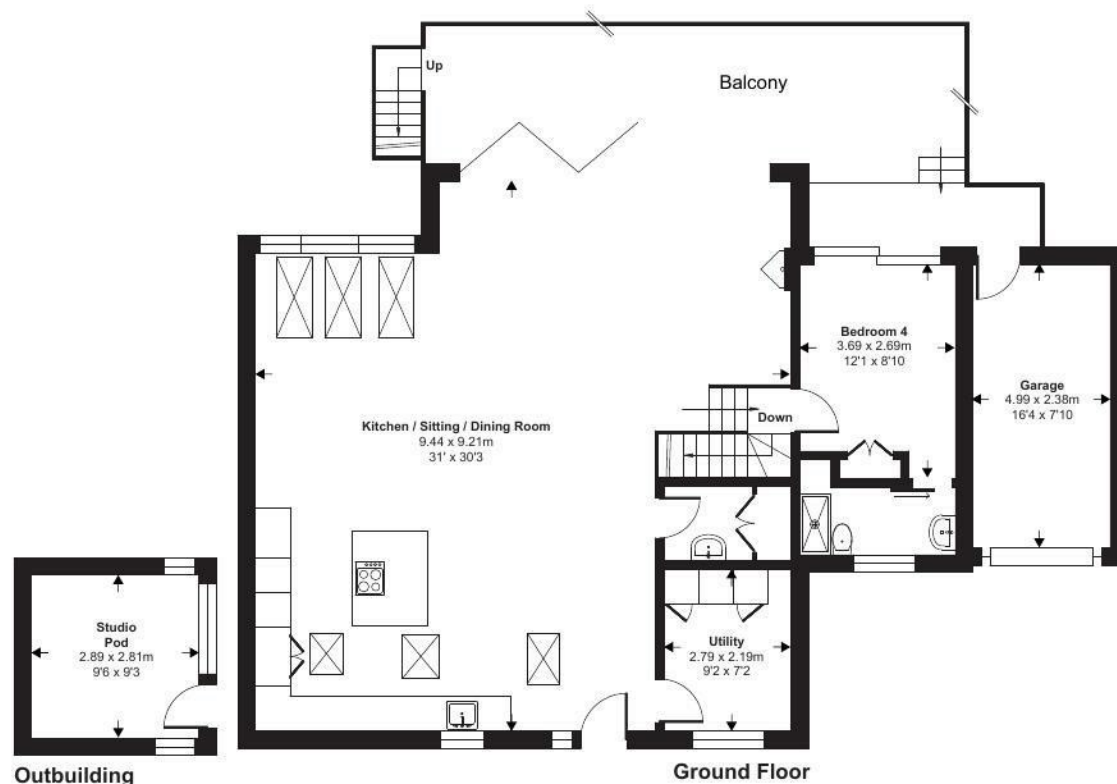
DIRECTIONS

At Mullacott Cross roundabout, take the left-hand exit signposted Woolacombe & Morteohoe. Follow this road for approximately 3 miles into the village of Woolacombe. Proceed down the hill towards the village centre and turn right shortly after the former Royal Hotel and opposite the village hall into Springfield Road. Proceed up the hill and follow the road around to the right into Chichester Park. Climb the hill and within a short distance bear right, where No.19 will be found towards the end of the cul-de-sac on the right.



Approximate Area = 1684 sq ft / 156.4 sq m
Garage = 125 sq ft / 11.6 sq m
Outbuilding = 87 sq ft / 8 sq m
Total = 1896 sq ft / 176 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). © nichecom 2026. Produced for Stags. REF: 1448536



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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		
EU Directive 2002/91/EC		



