



5, Castle Rock



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Mortehoe, Woolacombe, EX34 7EP

Mortehoe, Woolacombe, several beaches, South West Coast Path, & National Trust lands nearby without moving the car

A recently refurbished 3-bedroom balcony apartment within a prestigious building enjoying spectacular, front line and world class views over Woolacombe Bay & the ocean

- Hall, Living Room/Kitchen with appliances
- Balcony 28'3" x 6'5". Ideal for Al Fresco dining
- Gas C.H., Double Glazed doors/windows.
- Unrestricted residential use/ can holiday let
- Council Tax Band F
- 3 Bedrooms, 2 Bathrooms
- Recently refurbished throughout
- Allocated parking & visitor spaces
- No upward chain
- 999 year lease and share of freehold

Guide Price £925,000

SITUATION & AMENITIES

Castle Rock stands alone on high ground and enjoys truly incredible frontline sea views, as well as breathtaking sunsets. The building is located between the picturesque Combesgate and Grunta Beaches on the fringe of the sought-after village of Mortehoe. Mortehoe, which is in a Conservation Area, features several tea rooms and pubs, a 13th Century church and heritage centre, which recounts the area's rich maritime history. The village is also the starting point of many scenic walks along this dramatic stretch of coastline, and there is a path close by 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, and the famous surfing beaches of Croyde, Putsborough and Saunton (also a Championship Golf Course) are all within easy reach. North Devon's regional centre of Barnstaple is about 13 ½ miles and offers top High Street names and independent stores/boutiques, as well as live theatre and the North Devon District Hospital. At Barnstaple the A361 gives access in a further 45 minutes or so to Jct.27 of the M5 Motorway at Tiverton, and where Tiverton Parkway offers fast service trains to London Paddington in just over 2 hours. Exmoor National Park is about ½ hour by car, and the nearest international airports are at Bristol and Exeter.



DESCRIPTION

Castle Rock was built in 2002, and comprises just 11 quality apartments. In the 23 years that the building has been in existence, very few apartments have actually changed hands, and therefore this is a truly rare opportunity to purchase one of the finest apartments available, with such a fabulous 'wow factor', which are the absolutely magnificent views. The building is well maintained and efficiently run by a Management Company, who also keep the grounds manicured to high standard. Most of the apartments are utilised as 2nd homes, although there are no planning restrictions and they can be used a principal residence, 2nd home, holiday let, UK base or a combination of these uses. The current owners have kept the apartment in show home condition since they first purchased it. It has been utilised as their holiday home for the family, and in recent years they have carried out extensive refurbishments, including new doors installed in 2021 onto the balcony, new boiler installed in 2023, and full fibre broadband installed by OpenReach to the building as whole in 2024. Access is at the ground floor through a communal entrance vestibule, with video entry phone system, with the choice of lift or staircase rising to the 1st floor. Immediately adjacent to the front door is a useful STORAGE CUPBOARD. The HALLWAY gives access to the open-plan LIVING ROOM/KITCHEN where one is immediately drawn to the sliding doors that lead out onto the EXTENSIVE BALCONY, which is a wonderful place to be mesmerised by the views and sunsets, to entertain, or simply relax. These doors also flood the LIVING AREA with light, and this leads through to the KITCHEN AREA, which is ultra-modern and fully equipped with a range of high-quality services, units and integrated appliances. The main BEDROOM is a good size double room which features built-in wardrobes, direct access onto the BALCONY, and a newly fitted and stylish EN-SUITE SHOWER ROOM and. The views from this bedroom are quite simply stunning. There are two further BEDROOMS, both of which are good size double rooms, together with well presented separate FAMILY BATHROOM, which again is ultra-modern and has only recently been installed. The building sits in large, privately owned grounds approached via a driveway, with security bollard, and is located on the waters' edge, immediately adjacent to the South West Coastal Footpath, which meanders its way through the neighbouring National Trust headland. Within the grounds there is plenty of on-site parking, with each apartment having an allocated space, with plenty of additional spaces for visitors also.

SPECIAL NOTES

The property is leasehold with a balance of a 999-year lease, which commenced on 1st April 2002. The freehold is vested in the Management Company, which is made up of the 11 apartment owners. Peninsula Management are the appointed Managing Agent, and they oversee the day-to-day running of the building. The service charge is currently approximately £4,000 per annum which is paid annually in June. This is the same for all apartments within the building. We understand that one well-behaved dog is allowed within the building, and written consent for the pet is given by the Management Company. With regard to holiday letting, any request for an apartment to be holiday let is reviewed by the Management Company, and a decision given based on the best interests of all the shareholders (apartment owners). Currently there are no apartments within the block that are used for holiday letting purposes, but there have been in the past.

SERVICES

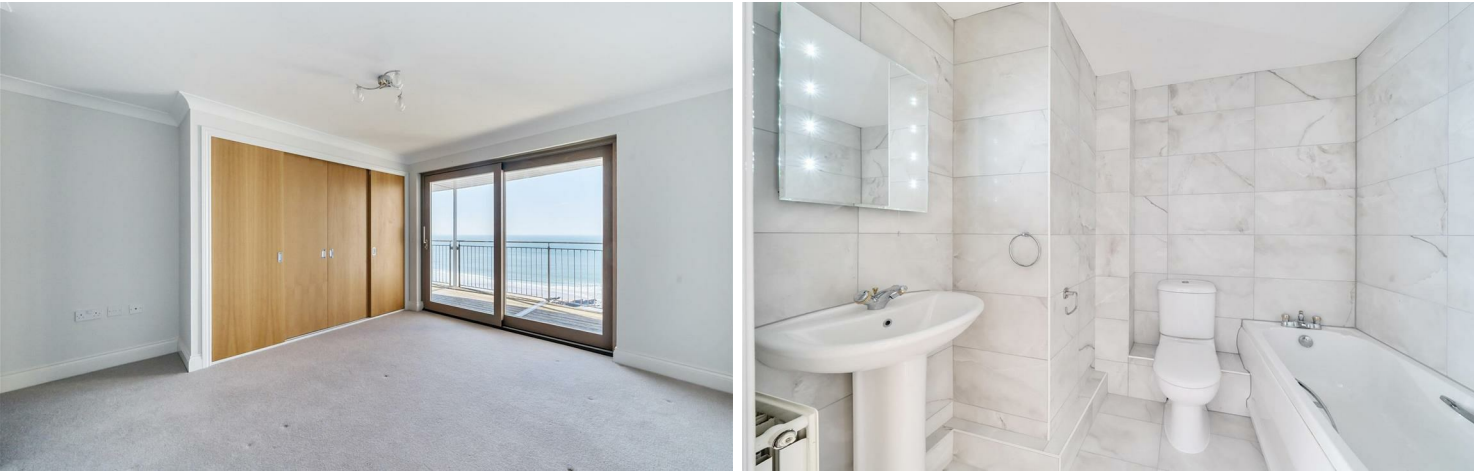
All mains services, gas central heating.

According to OfCom, Ultrafast broadband is available at the property and there is likelihood of coverage from several mobile networks. For further information please visit <https://checker.ofcom.org.uk/>

DIRECTIONS

W3W/////movie.skips.impressed

At Mullacott roundabout, take the 1st exit heading towards Woolacombe and Morteohoe on the B343. Continue on this road for approximately 2 ½ miles, then take the turning right signed 'Morteohoe'. Continue along this road and you will eventually come to the village. Drive through the main centre and continue down the hill. Castle Rock will be found just beyond the Lundy House Hotel on the right. Please be careful not to enter the car park until the Agent meets you there, as there is a substantial automatic bollard preventing anyone entering the site without knowing the code.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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	81	84
EU Directive 2002/91/EC		

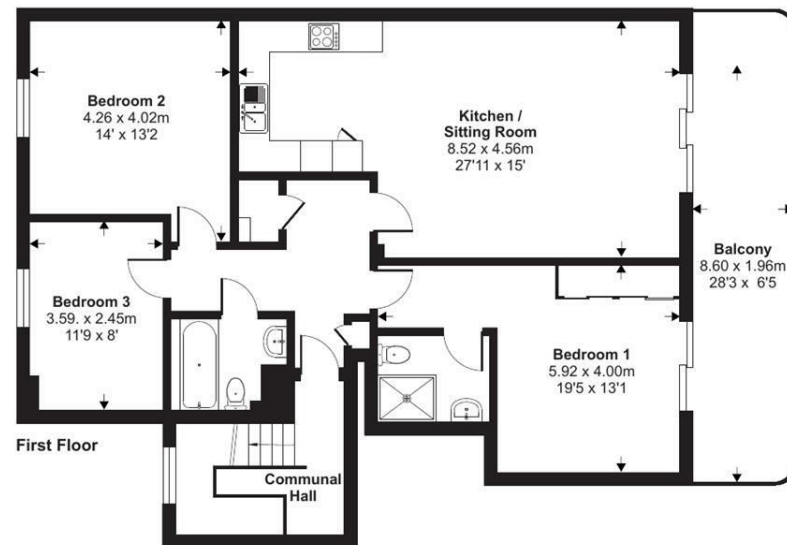
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Approximate Area = 1046 sq ft / 97.2 sq m (excludes balcony & communal hall)

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 2025. Produced for Stags. REF: 1265591



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