



The Cedars



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Poole Lane, Woolacombe, Devon, EX34 7AP

Woolacombe Beach a 20 minute walk

A stylish family home with a detached annexe, ample parking and gardens set within walking distance of Woolacombe beach

- Five bed house
- Private position
- Stylish interior
- Freehold
- One bed annexe
- Walking distance to the beach
- Ample parking
- Council Tax Band D

Guide Price £925,000

SITUATION

In terms of location the property enjoys the best of all worlds being well detached off a 'no through' country lane, on high ground and enjoy views to both coast and country including some wonderful sunsets. At the same time Woolacombe is within 20 minutes by foot. There are a maze of footpaths nearby and by car Morteohoe, Lee, Woolacombe, Croyde, Saunton (and Golf Club), Braunton, Barnstaple, Ilfracombe, Exmoor and the Link Road are all within about 30 minutes. The Link Road leads on, in about a further 45 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours.

DESCRIPTION

Completely redesigned and remodelled in 2021, the current owners have produced a magnificent and stylish family home that is roomy and intelligently planned for comfort and functionality. It is ideal for entertaining or resting with family and friends and also has the extra benefit of a very useful detached annex, which has proven to be a successful holiday rental, providing additional income, but would also be suitable for a dependant relative. Externally the property benefits from ample parking and private wrap around gardens.



ACCOMMODATION

The heart of the home lies in its beautifully designed open-plan living space, seamlessly blending kitchen, dining, and lounge areas. Three sets of sliding doors connect this vibrant space to the surrounding terrace and gardens, creating a wonderful indoor-outdoor flow. A central woodburner adds a cosy focal point, while the kitchen features a practical pantry and a stylish central island with breakfast bar—ideal for casual meals and social gatherings. Additional ground floor amenities include a cloakroom and a utility room equipped with a Belfast sink, washing machine plumbing, and direct access to the garden. Just off the airy hallway, you'll find two well-appointed bedrooms, each benefiting from its own modern en-suite shower room.

A beautifully crafted turned timber staircase ascends to a generous galleried landing, creating a light and welcoming space. The master suite is a standout feature, complete with a private dressing room and a luxurious en-suite that includes both a bath and a separate shower. This floor also hosts two additional double bedrooms and a stylish family shower room, offering ample space for family or guests.

The detached one-bedroom self-contained annexe features a bright conservatory-style dining space, along with a well-equipped open-plan kitchen and living area. It also includes a comfortable double bedroom with an en-suite shower room. Outside, a private courtyard offers a dedicated space for entertaining, complete with a handy shed for storing bikes and boards, as well as an outdoor shower—perfect after beach days or outdoor adventures.

OUTSIDE

The property enjoys a wraparound veranda, perfect for seamless indoor-outdoor living throughout the seasons. A gated entrance opens onto a spacious gravel driveway, offering ample parking for multiple vehicles, including space for a motorhome or boat. The surrounding gardens provide exceptional privacy and are thoughtfully landscaped to include a tranquil pond, a raised decked area, a covered BBQ space ideal for entertaining, and a practical garden shed for additional storage.

SERVICES

Mains electrics and water. Private drainage. Oil central heating. Gas bottled heating for annexe. Timber framed with slate roof.

According to Ofcom, Ultrafast broadband is available in the area and there is the likelihood of signal from several mobile providers. For further information please visit <https://checker.ofcom.org.uk/>

AGENT NOTE

There is additional land available by separate negotiation adjacent the property. For more information please contact the agent.



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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		

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

Approximate Area = 2116 sq ft / 196.5 sq m
Limited Use Area(s) = 215 sq ft / 19.9 sq m
Outbuilding = 325 sq ft / 30.1 sq m
Total = 2656 sq ft / 246.5 sq m

For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1268107