



3b Seymour Villas



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Woolacombe, Devon, EX34 7AQ

Woolacombe, Mortehoe, Croyde, Saunton, Braunton, Exmoor, Barnstaple & Coastal Paths, all within easy access.

An intelligently extended, semi-detached Victorian residence offering generous & versatile accommodation with a contemporary look and finish, patio garden, ample off street parking & fabulous countryside and sea views.

- Incredible views over Woolacombe Bay
- Contemporary finish inside and out
- Elevated position
- Under floor heating on ground floor
- Must be seen in person! No onward chain
- Spacious open plan living
- 3 double bedrooms, one en-suite
- Ample off street parking
- Walking distance to Woolacombe
- Council Tax TBC, Freehold

Offers In Excess Of £675,000

SITUATION AND AMENITIES

In terms of location, the property enjoys the best of all worlds being well semi-detached, off a quiet country lane, on high ground and enjoying breath-taking views to both coast and country. At the same time Woolacombe is accessible by foot, along with a maze of footpaths nearby. By car Mortehoe, Lee, Croyde, Saunton (and Championship 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

3b Seymour Villas comprises a semi-detached Victorian Villa with a present day extension, which presents elevations of painted render, aluminium cladding and double glazing, under a sedum roof. The main core of the property is believed to date to the late 1800's but has been enlarged and renovated to a very high standard, creating very stylish contemporary accommodation. The majority of the rooms are bright and spacious and enjoy breath-taking sea views over Woolacombe Bay towards Baggy and Hartland Point. Externally there is ample off street parking and a stunning low maintenance patio garden. The property is considered ideal as a principal residence, second home/UK base or as it is currently being used, a thriving holiday let.



GROUND FLOOR

ENTRANCE HALL useful cupboard for coats and additional cupboard housing manifolds for underfloor heating. with engineered oak flooring continuing through to main LIVING/KITCHEN/DINING AREA, inset downlighting, sky lights in hall and kitchen area, large picture window and aluminium sliding doors with stunning views across Woolacombe Bay and out towards Hartland. Shaker style kitchen with matching wall and base units with cup handle drawers and ample storage cupboards along with central island with breakfast bar, marble style matching worktops, with inset stainless steel twin sink and mixer tap, Bosch induction hob and double oven and grill, integrated dishwasher and 70/30 fridge freezer. Generous OPEN PLAN LIVING AND DINING AREAS both with superb coastal views across Woolacombe Bay, separate UTILITY ROOM AND CLOAKROOM WC matching units to kitchen, worktop with inset stainless steel sink and drainer with mixer tap, space for white goods, dual flush close coupled WC and pedestal hand wash basin with mixer tap, tiled floor, opaque window to side. GROUND FLOOR BEDROOM with window to side, fitted carpet, airing cupboard housing hot water cylinder also could be a useful walk in wardrobe area. ENSUITE tiled floor, partly tiled walls, large shower with drench shower head, opaque windows to side, close coupled WC, vanity hand wash basin with mixer tap, cupboard below. Stairs to first floor from the living space

FIRST FLOOR

LANDING Velux window. BEDROOM 1 dual aspect room with windows to side and seaward, again with stunning views, matching fitted carpets on first floor. BEDROOM 2 dual aspect room with opaque window to rear and window to side with sea views. CONTEMPORARY BATHROOM with tiled floor and partly tiled walls, four piece suite with rolled top bath with freestanding mixer tap and shower heads, dual flush, close coupled WC, wall mounted hand wash basin with mixer tap and curved shower cubicle with glazed doors, opaque window to side, heated towel rail.

OUTSIDE

The property is approached by a private lane, the majority has recently been re surfaced with Tarmac and leads to private driveway with ample parking for 3/4 vehicles. The oil tank is to the front of the property, smartly enclosed with contemporary horizontal fencing with gated access. There is also a cold water supply at the front and storage for bins and recycling. Additional access to the side with gated access to the entrance level. Multiple shallow steps lead down from the driveway to the FRONT TERRACED AREA and gravelled pathway leading to the rear of the property, outside oil fired boiler. At the rear there is an OPEN PLAN SUN TERRACE with border surround planted with a variety of shrubs and plants, the terrace enjoys stunning panoramic views across Woolacombe bay, rolling hills out to the coast towards Hartland and Lundy.

SERVICES

Mains electricity and water, oil fired central heating, mains drainage.

DIRECTIONS

From Mullacott Cross roundabout take the Woolacombe/Mortehoe road. As you cross over the Tarka Trail turn right signed Mortehoe. Follow this road for about 1 mile, passing Poole Lane on your left, and take the next turning on the left which is Sandy Lane continue down the lane, for approximately 1 mile, Seymour Villas can be found on the left hand side, 3b can be found on the right hand side with a large concrete parking area.

What3Words //lions.starfish.sparkle





Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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Approximate Area = 1254 sq ft / 117 sq m
For identification only - Not to scale

