



The Pines



The Pines

Woody Bay/Slattenslade, Parracombe, EX31 4QX

Surrounded by National Trust owned land within Exmoor National Park.

A substantial detached character property offering generous & versatile accommodation, set in about 3/4 acre with breath taking sea views.

- Accommodation arranged in 4 components.
- 1 Bedroom Cottage Annexe
- Suitable as a large family home
- Suitable for various home/income uses
- Fantastic sea views. 3/4 Acre
- 6 Bedrooms, 4 Reception Rooms
- Would benefit from general updating
- Suitable for dual occupation
- Suitable to re-develop STPP
- Freehold. Council tax Band G

SITUATION AND AMENITIES

In terms of location the property enjoys an elevated position with breath taking views of Woody Bay beach below and across the channel to the Welsh coast line. The situation is timeless and tranquil, the surrounding countryside is generally owned and maintained by the National Trust. There as superb coastal and inland walks (including the Tarka Trail) from the doorstep, into Exmoor. Local amenities are within easy access at Barbrook, Lynton and Lynmouth all about 5 miles, Combe Martin is a little further afield. The Regional Centre of Barnstaple is about 17 ½ miles, where there is access to the North Devon Link road, which runs through in a further 45 minutes or, so to Junction 27 of the M5 Motorway and where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. North Devon's famous surfing beaches are all within comfortable commuting distance. The popular Hunters Inn and restaurant is just over 2 ½ miles away from which there is a lovely walk down to the coast.

DESCRIPTION

The Pines comprises a substantial, individual, detached, character residence probably of Victorian origin, which presents painted rendered elevations, with the majority of the windows double glazed, beneath a tiled roof which, we understand, has been largely retiled in phases, over the last 20 years. The characterful accommodation is generous, versatile and arranged over two floors and in four components. All principal rooms enjoy the fantastic views. Given the layout of the accommodation the property lends itself to dual occupation use by parts of the same family or a number of home and income options (holiday lets, Air B&B, etc). It could also appeal to a consortium of friends wanting to use the various components as second homes perhaps. Externally there is a large detached garage, ample parking and mature wooded hillside grounds of about ¾ of an acre.



GROUND FLOOR

Front door with carved wooden surround internally. RECEPTION HALL ornamental fireplace, ornate over mantle, attractive bay window with fine sea views, exposed beams to ceiling, carved oak staircase rising to first floor (described later), access to CELLAR with TWO ROOMS one a fuel store the other a workshop. From the reception hall door to INNER HALL with cloaks cupboard, original maid bells at ceiling height, door to rear courtyard. SHOWER ROOM with shower cubicle, drench shower head, aqua board surround, folding doors, wash hand basin, strip light/shaver point, vanity cupboard, low level WC, heated towel rail/radiator, tiled walls, Victorian tiled flooring. SITTING ROOM 1. Bay window with fine sea views, impressive period fireplace with fitted coal effect electric fireplace, tiled surround, oak mantle in Jacobean style, glazed fronted display cabinets flanking either side each with shelving below, exposed beamed ceiling, open archway to SITTING ROOM 2. Also with fine sea views, ornamental fire place with ornate carved surround in the Jacobean style as well as over mantleA pair of built in storage cupboards, exposed beamed ceiling. KITCHEN/BREAKFAST ROOM in a country pine theme incorporating Belfast sink within a dresser style unit with plate rack above, cupboards concealing both fridge and dishwasher, arched brick topped fireplace recess with four ring electric hob and extractor, built in larger cupboards, further work surfaces and cupboards beneath, integrated Hotpoint double oven, fine sea views, tiled floor. DINING ROOM once again with fine sea views, tiled flooring. REAR LOBBY with door leading to outside. UTILITY ROOM with single drainer stainless steel sink unit, plumbing for washing machine, Grant oil fired boiler for central heating and domestic hot water, shelving, space for upright fridge/freezer. BOOT ROOM off with door to lobby and garden.

There are two self contained FIRST FLOORS each with independent staircases the main leads from the reception hall to the EAST WING, LANDING meter cupboard housing pre-lagged cylinder. CLOAKROOM low level WC and pedestal wash basin. RECEPTION ROOM or BEDROOM with bay window and fine sea views. KITCHEN 1 ½ bowl moulded sink, adjoining work surfaces, cupboards under, Creda electric cooker and Hotpoint extractor fan, space for fridge. BEDROOM with sea views, wardrobes and adjoining dressing table. BEDROOM with view of the drive and to sea, built in wardrobe, access to eaves. BATHROOM with wood panelled bath, telephone style mixer tap/shower attachment, tiled surround, Mira shower unit over, pedestal wash basin, wall mirror, extractor fan, double fitted cupboards, strip light/ shaver point and second mirror.

FIRST FLOOR 2. LANDING. BEDROOM double aspect, sea views. BEDROOM TO REAR fitted double wardrobe, trap to loft space. BEDROOM bay window to front, fine sea views. KITCHENETTE with single drainer stainless steel sink unit, adjoining worksurfaces, space for electric cooker, matching wall mounted cupboards. BATHROOM panel bath, Triton shower unit and screen, low level WC, pedestal wash basin, strip light/ shaver point, built in cupboard, wood effect flooring, extractor fan, Dimplex wall heater.

ATTACHED TWO STOREY COTTAGE ANNEXE

Incorporates on the ground floor: front door to ENTRANCE LOBBY, LIVING ROOM with wood burner on raised plinth, tiled hearth, slate surround, fitted storage cupboards, picture window, fine sea views. KITCHEN single drainer, stainless steel sink unit, adjoining worksurfaces, drawers cupboards and appliance space under, matching wall mounted cupboards, staircase rising from living room to FIRST FLOOR BEDROOM sea view. LOBBY with double built in wardrobe. BATHROOM with panel bath, shower attachment, Triton electric shower, screen, low level WC, pedestal wash basin extractor fan, strip light/shaver point, Dimplex wall heater, airing cupboard housing pre-lagged cylinder.

OUTSIDE


The property is approached from the lane with a tarmac driveway which provides ample parking and turning space. This leads on through a side five bar gate to the front of the house where the drive continues on to the annexe. The gardens follow the hillside and are well established, stocked with masses of specimen shrubs including Camellia, Rhododendron, etc. There are level areas of lawn and in the past the vendors have used the garden to sell cream teas. The gardens are bounded by an upper and lower lane and from the lower lane there is access to a DETACHED GARAGE currently utilised as storage. The oil tank is sited to the right hand side and above the property.

SERVICES

Central heating, oil fired (1 system for the entire property) or electric storage heaters. Drainage is to a private system. The water supply is also private sited on a neighbouring property shared with one other. Mains electricity.





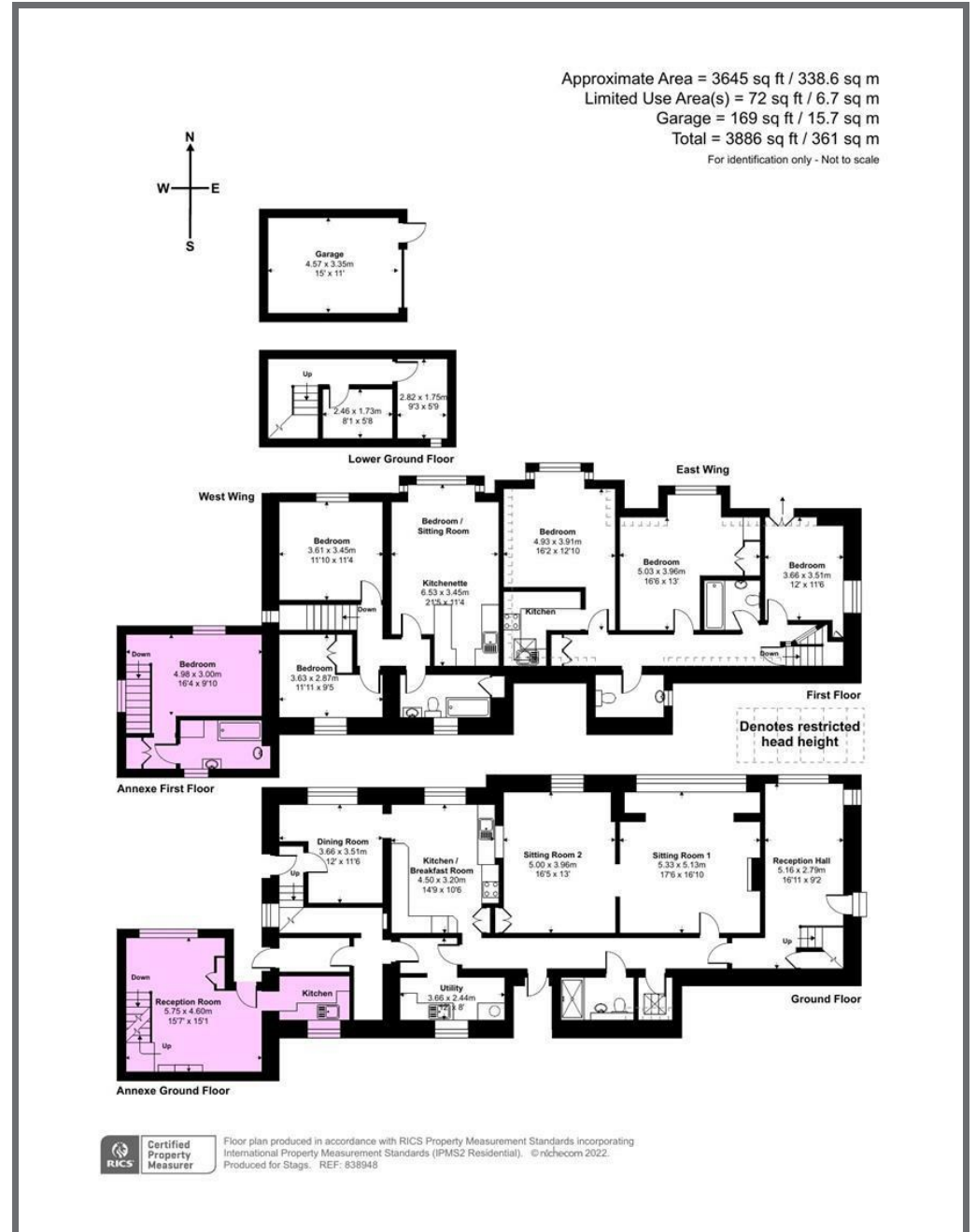
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	42		79
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

These particulars are a guide only and should not be relied upon for any purpose.



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London