



Millrock



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Beach Road, Woolacombe, Devon EX34 7BT

Woolacombe beach, village and the South West coastal path all close by.

A individual spacious detached residence
enjoying breath taking sea views in
favoured Woolacombe

- Stunning Countryside and Sea Views
- Potential to Increase Living Space
- Generous Front and Rear Gardens
- Utility, Kitchen, Shower Room
- Freehold
- Spacious Accommodation
- Ample Off Street Parking
- Porch, Sitting Room, Dining Room
- 5 Bedrooms, Family Bathroom
- Council Tax Band E

Guide Price £985,000

SITUATION AND AMENITIES

Millrock enjoys an elevated position in Beach Road which is on the fringe of the centre of this very sought after coastal village. It has miles of superb sandy beach which blends nicely into Putsborough sands to the south. This forms part of the North Devon World Surfing Reserve, which covers a world-class surf zone stretching across approximately 30 km of coastline. The village nestles on the North Devon coast through which the South West coastal path runs, this provides many miles of delightful walks to Baggy Point in Croyde and up to Morteohoe and the rugged North Devon coast beyond. The village has a good primary school, church, medical centre, pharmacy, post office and many shops, pubs 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 Junction 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

Available to the open market for the first time in 19 years, the property is a sizeable detached residence, which presents elevations of painted render and double glazing beneath a tiled roof. The accommodation is vast and versatile and has a very bright and airy feel. The majority rooms and gardens enjoy views not only out to sea but also of open countryside, in stewardship of the National Trust and lovely sunsets over the bay. All in all, an excellent family home which has scope to increase the living space and make your very own.



GROUND FLOOR

A step up to the ENTRANCE PORCH with window and fully pained door with coat and boot storage. An Opaque glazed door opens to a wide ENTRANCE HALL with window to rear, stairs to first floor with storage below, double doors open to a triple aspect SITTING ROOM with attractive fireplace and gas fire. Windows to side, wide patio doors which enjoy views over the National Trust hillside, Woolacombe Bay, Baggly Point and further in the distance, Hartland. There is also a door leading through to the CONSERVATORY. The conservatory has tiled flooring, French doors leading to the front garden along with another set of French doors leading back through to the DINING ROOM, again with attractive views. GROUND FLOOR SHOWER ROOM with opaque window to rear elevation, fully tiled floor and walls, walk in, mains fed shower, with rainfall shower head and separate hand-held head, hand wash basin, low level WC and chrome towel rail/radiator. UTILITY ROOM with window and door to side, wall mounted gas boiler, space for washing machine and tumble dryer, pantry cupboard, door leading through to the KITCHEN, a triple aspect room with windows to side, front and conservatory. Wood effect worksurfaces with storage above and below, shaker style units, 1 ½ bowl stainless steel sink with views above to the sea and the hills, ceramic 4 ring electric hob, with oven below and extractor fan, integral dishwasher, tiled splashback and tiled flooring.

FIRST FLOOR

The LANDING is a lovely wide bright space with window to rear, The loft which is accessed via a drop-down ladder, leads to a very large boarded and insulated loft space with potential to convert into additional accommodation (subject to the necessary planning permissions). MAIN BEDROOM a dual aspect double room with window to side and floor to ceiling sliding doors opening on to a balcony, measuring approximately 3.5m x 2m, again with incredible views across Woolacombe Bay and the National Trust land, ideal for an evening tipple. BEDROOM 2 with window to side with oblique views. BEDROOM 3 sliding doors to front and balcony with excellent views. BEDROOM 4 with window to front. BEDROOM 5 with window to rear elevation. FAMILY BATHROOM with fully tiled walls and floor, opaque window to rear, large panelled bath, hand wash basin, low level WC, chrome towel rail/radiator.

OUTSIDE

At the front of the property there is parking for at least 5 cars on a tarmac driveway, with stone walling. Raised mature shrubberies, a pathway leads to the rear access from both sides. Paved patio area. There is a SEPARATE SINGLE GARAGE which is brick construction, with light and power connected, concrete floor and ‘up and over’ door. Paved steps from the garage side, ramp and steps from the opposite side, lead through to the rear garden. A tiered garden with a central area, which is mainly laid to lawn and with a paved boarder, there is potential in this area to add a further building (subject to planning permission, please ask the sole selling agents for further information). There is a WOODEN SUMMERHOUSE with electric points connected. Ramped access and steps lead around the mature shrubbery, leading up to the upper garden with views over the rooftops to Baggly Point and Woolacombe Bay. A FURTHER WOODEN SHED and SEATING AREA with a gate leading to the pedestrian access.

SERVICES

All mains connected.

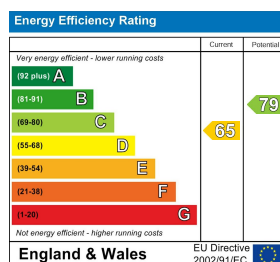
DIRECTIONS

As you drop down the hill into Woolacombe on Beach Road, the property can be found on the right-hand side, five properties down from the Royal Hotel.

What3words:///harmony.wonderfully.insulated



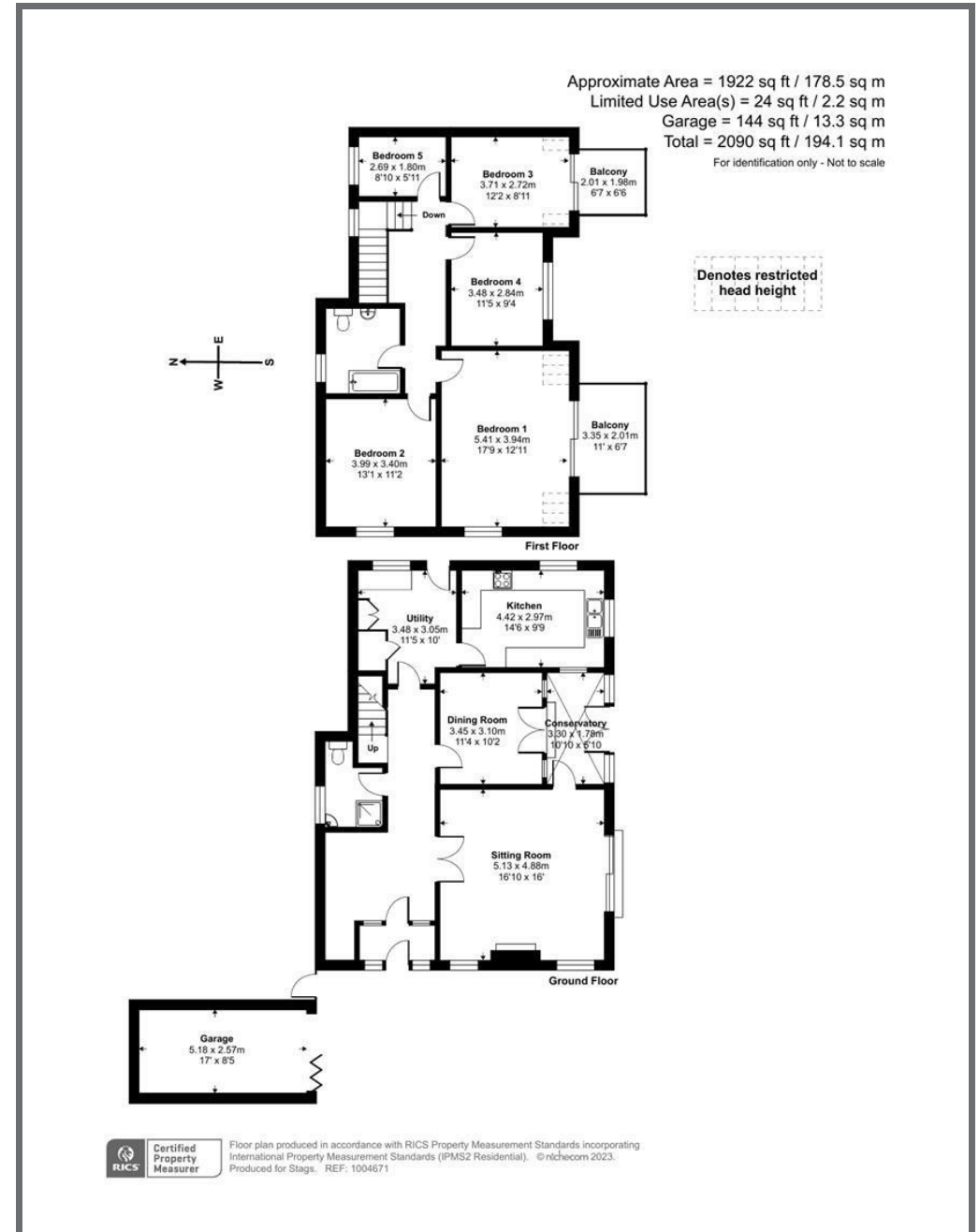
These particulars are a guide only and should not be relied upon for any purpose.



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