



Hillside



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Western Rise, Woolacombe, Devon, EX34 7AG

In a quiet 'no through' road close to open countryside/walks.
Woolacombe beach/village also walking distance.

An outstanding coastal residence close to open countryside with breath taking sea views.

- Captivating Coastal Views
- Elevated Position
- Hive Central Heating System
- 5 Car Driveway, Bosch Kitchen Appliances
- Council Tax Band E
- Stylish Contemporary Design
- Triple Glazing
- 5 Bedrooms, 3 Bathrooms (2 En-suites)
- EPC Band D
- Freehold

Offers In Excess Of £995,000

SITUATION AND AMENITIES

Situated In a quiet residential 'no through' road with footpaths nearby to the beach as well as to open countryside nearby. All the attractions that Woolacombe has to offer are ½ a mile away yet the property is quietly situated. Woolacombe sits on the North Devon Coast and is popular with visitors primarily because of its award-winning blue flag, golden sand beach. In addition, the village is surrounded by National Trust land and then there's miles of walking along footpaths, boasting magnificent coastal scenery. Village amenities include a variety of shops, bars and restaurants, various leisure facilities, primary school with an excellent OFSTED rating, health centre and church. The nearest larger town is Ilfracombe being about 5 miles away and Barnstaple, North Devon's Regional Centre, is about 14 miles and has a rail link and direct access to the A361 North Devon Link Road which joins the M5 at Junction 27 in a further 45 minutes or so and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Further along the coast there are the equally desirable resorts of Croyde, Putsborough and Saunton (which also offers a Championship Golf course). Exmoor National Park is also easily accessible.



DESCRIPTION

We are delighted to offer this exemplary contemporary house, completely remodelled and renovated, positioned within minutes of Woolacombe beach and offers a rare, lifestyle opportunity, to purchase a superb individual, coastal residence set in an elevated position and commanding superb views. The quality of the finish is apparent on arrival with Iroko wood cladding, Brazilian graphite slate roof, oiled slate pathways and stylish entrance door tempting you into the reception hall with striking hexagon slate flooring. The bespoke port hole style window with stainless steel detailing catch your eye immediately and gives a glimpse of the breath-taking views awaiting in the expansive open plan living space. The 34ft open plan living room/dining room and kitchen, enjoys expansive windows and sliding doors, enjoying some the most specular views, with luxury kitchen with a range contemporary wall and floor units, central island with polish white marble work surfaces and integrated Bosch appliances. Another 'wow' feature is the infinity sun terrace straight off the living space, the use of porcelain tiles, slate, stainless steel and glass makes this a very impressive part of the property and perfect for al-fresco dining or location for a hot tub to take in the views.

The accommodation is arranged over two floors, totalling five bedrooms and four bathrooms (two of which are Ensuites). There are three bedrooms on the ground floor, with the fifth bedroom located off the main hallway which could be used as a separate snug or study. On the first floor there are two further bedrooms and main bathroom features another port hole window centrally in the room and enjoys the same outstanding views across Woolacombe Bay and the surrounding countryside towards the Atlantic ocean that the linked balconies do from the first floor bedrooms.

Other benefits include all new services, underfloor heating on the ground floor, triple glazing, oak flooring, ample parking and much more. Hillside offers a variety of uses from a main or second home/UK base or holiday letting having the potential to earn a healthy income. Properties of this calibre rarely become available to the open market therefore we highly recommend an early viewing.

The accommodation with approximate dimensions is more clearly identified on the accompanying floorplan.

SERVICES

New services connected, including mains gas central heating with under floor heating on the ground floor.

DIRECTIONS

<https://w3w.co/rocket.blissful.sway>

From the Mullacott cross roundabout take the right hand exit sign posted Woolacombe and Morthoe. As you drop down the hill toward Woolacombe pass the petrol station on your right, continue around the S bend and on for another 400 yards or so. Bear right into Western Rise, Hillside is the second property on the left hand side.



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		85
(81-91) B		
(69-80) C		66
(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

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