



5 Thistle Stone Cottages



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Mortehoe, Woolacombe, Devon EX34 7DR

Village amenities within walking distance. Southwest Coastal Path & beaches nearby

A very well presented three storey house in favoured coastal village.

- 4 Bedrooms/ 2 En-suite & Bathroom
- Cloakroom and Utility Room
- Siding onto National Trust Land
- Allocated Parking
- EPC Band C
- Open plan Kitchen/Dining/ Living Room
- No Onward Chain
- Enclosed Garden area to front and rear
- Council Tax Band E
- Freehold

Guide Price £650,000

SITUATION AND AMENITIES

The property is perfectly located near shore and moor, in the wonderful village of Mortehoe, near fabulous coastal paths, moorland walks, local swimming beach known as Grunta and Woolacombe surfing. Mortehoe is within an area of Area of Outstanding Natural Beauty (AONB), UNESCO Biosphere reserve, Conservation Area, and also surrounded by National Trust farmland. Mortehoe is on the borders of Woolacombe and these twin villages stand on the Atlantic coast. Woolacombe is famous for its three mile sandy beach, between Baggy and Morte Points, and regularly receives Blue Flag and Premier Seaside Beach Awards. It has also become one of Devon's premier surfing destinations. Mortehoe and Woolacombe villages offer a good range of shops, restaurants, bars, leisure facilities and outstanding local primary school.

The well regarded villages of Croyde and Saunton are both located a short drive away, each offering further sandy beaches and in the case of Saunton, a popular golf course. There are a number of other golf courses locally including at Mortehoe itself. National cycle route 27 passes the house, as does a bus service to Barnstaple and Woolacombe. Nearby Ilfracombe has an attractive harbour and Exmoor National Park and Lynton / Lynmouth with dramatic coastal scenery are easily accessible by car. North Devon's main trading centre, Barnstaple, is approximately 15 miles and offers a wider range of amenities and facilities one would associate with a large town. It also provides transport links onto the A361 (North Devon Link Road) which, in turn, connects to the M5 at Junction 27, where rail links to London (Paddington) in about 2 hours can be found at Tiverton Parkway. The nearest airports are at Bristol and Exeter.



DESCRIPTION

5 Thistle Stone Cottages comprises an semidetached, three storey residence, one of five, which presents mainly stone elevations and part rendered with timber frame double glazed windows and doors, beneath a slate roof. The layout of the accommodation on the ground floor briefly consists; Entrance hall, cloak room wc, two bedrooms, one with an en-suite shower room, utility room with bespoke Neptune fitted units. On the first floor there is an impressive open plan living/dining/kitchen room, with Juliet balcony and Neptune fitted kitchen. Further double bedroom and family bathroom. On the second floor is a master suite with en-suite shower room.

Outside there are walled courtyard gardens to both front and rear with gated access and space for a vehicle, in addition to the private parking that comes with the property. Other benefits include gas fired central heating and mains services.

GROUND FLOOR

ENTRANCE HALL part wood effect flooring and partly carpeted. Stairs off to first floor landing and under stairs storage. CLOAKROOM/WC opaque window to front, partly tiled walls, Roca WC and hand wash basin, heated towel rail, extractor fan. BEDROOM 2 window to rear, fitted carpet. ENSUITE SHOWER ROOM tiled floor to ceiling, wood effect flooring, Roca suite comprising WC, hand wash basin with mirror and light with shaver point above. Enclosed shower cubicle, heated towel rail and extractor fan. BEDROOM 4 dual aspect room with windows to front and side, fitted carpet. UTILTY ROOM French doors leading out to rear garden and window to side overlooking National Trust land, marble worksurface with inset Belfast sink with mixer drainer and additional rinsing tap, cupboards housing white goods and gas fired boiler. LVT oak effect flooring, stairs to

FIRST FLOOR

Window to side and additional staircase to second floor. Airing cupboard housing hot water cylinder and slatted shelving. BEDROOM 3 dual aspect room with windows to side and front with attractive views over surrounding fields, fitted carpet. BATHROOM opaque window to front, 3 piece white Roca suite with panelled bath with shower over. Dual flush WC, pedestal hand wash basin with mirror, light and shaver point above, tiled floor to ceiling and wood effect flooring, extractor fan. OPEN PLAN LIVING/DINING/KITCHEN with windows to front and rear and JULIET BALCONY overlooking the rear garden and fields. Bespoke Neptune kitchen with Marble worktops and Belfast sink, integrated 70/30 fridge/freezer, dishwasher, space for range style cooker with marble splash back and stainless steel extractor over, matching wall units and pantry style cupboards. DINING AREA leading through to LIVING SPACE with windows to front and rear, wood flooring.

SECOND FLOOR

LANDING with window to side, storage cupboard in eaves and MASTER SUITE with roof lights and window to the rear with views over the fields, fitted carpet. ENSUITE SHOWER ROOM with sky light to rear, double shower, WC, pedestal wash basin with mirror, light and shaver point above, wood effect flooring and tiled walls, heated towel rail and extractor fan.

OUTSIDE

A the front of the property there is an ENCLOSED COURTYARD GARDEN which wraps around with gated access to the rear with brock paved garden and gated access providing additional parking in addition to the allocated parking space.

DIRECTIONS

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As you enter Morthoe from Morthoe Station Road the property can be found on the right hand side, the parking for the property is accessed via the archway between the buildings, please note there is a height restriction of 2.5m. Additional parking can be found nearby in the Morthoe carpark adjacent. We understand permits may be available subject to availability.

SERVICES

All mains services. Gas fired central heating.





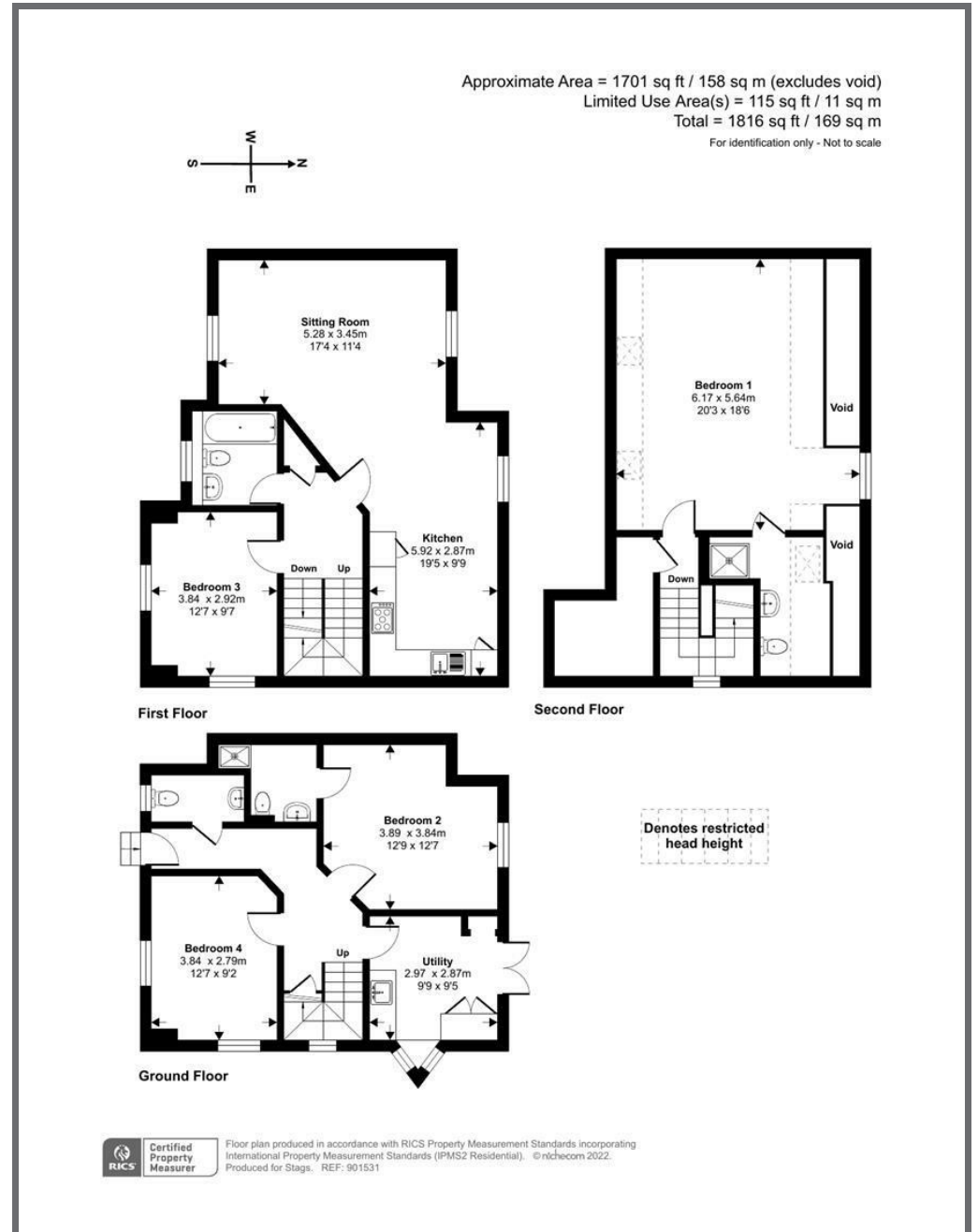
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	87
England & Wales		
EU Directive 2002/91/EC		

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