



Bracken Corner







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Mortehoe, Woolacombe, Devon, EX34 7ED

Direct access to the South West Coastal Path. Within walking distance of local surfing beaches & village amenities.

A tastefully modernised detached 1930s house & detached garage block with studio above in sought after coastal village with frontline sea views.

- Hall, Open plan reception area/kitchen
- 3 Bedrooms, 3 Bathrooms
- Lapsed PP for Extension
- Studio/Leisure room over
- Business rates. Freehold.
- Utility Room, Cloakroom
- Large loft with scope to convert
- Detached garage block
- Ample Parking, Large Garden



Offers In Excess Of £1,100,000

Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | barnstaple@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION & AMENITIES

Situated within an Area of Outstanding Natural Beauty, in a front-line coastal position, off a private drive in the sought-after village of Morteheo. Within easy level walking distance not only of shops, local pubs, the church and other amenities but also the coastal footpath (a gate in the boundary links to it) and Rockham beach. The spectacular coastline adjoining Morteheo offers delightful walks to Morte Point, along with other rocky coves and beaches such as Lee Bay, Putsborough, Saunton Sands as well as Croyde. Woolacombe, with its renowned surfing beaches, is around 1.5 miles. Riding and cycling can also be enjoyed in the area and there is a choice of golf courses, the nearest being on the outskirts of the village, or the championship course at Saunton Sands, less than 30 minutes by car. Exmoor is also within easy reach to the east. To the south lie the Rivers Taw and Torridge which provide excellent fishing, bathing, sailing and boating. The regional centre of Barnstaple is around 30 minutes by car and at Barnstaple there is access to the A361 North Devon Link Road, which leads on in around 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 two hours. The nearest International airports are at Exeter and Bristol.

DESCRIPTION

Bracken Corner dates originally from the 1930s and presents painted rendered elevations with double glazed windows, beneath a part slate and part tiled roof. Within recent years the accommodation has been tastefully modernised, there is a large loft space with the potential to convert (subject to planning permission). In July 2015 North Devon Council granted planning permission under reference 59403, for extension to dwelling, a copy of the plans can be provided by the selling agents upon request. Externally there is an excellent detached garage block with double garage and games room above, alternatively suitable as office/studio or development of the whole building for ancillary use or even as a separate dwelling (subject to planning), as there are other local precedents and ample room to divide drives/parking/gardens etc. All in all this is a rare opportunity to acquire a grand design project, the position is fantastic as you have the view, the sunsets, the walks, the beaches, the surfing and local amenities within walking distance, but can also get away from it all in timeless and tranquil surroundings.

GROUND FLOOR

Glazed door to ENTRANCE HALL cloaks cupboard, deep shelved cupboard, limestone flagged flooring running through via pair of glazed doors to the LIVING ROOM/DINING ROOM/KITCHEN in three distinct 'zones'. The living area has a pair of double-glazed doors to the garden with the fine views beyond. The dining area also has a pair of French doors onto an adjacent terrace for Alfresco dining. The kitchen forms the end of the 'L' shaped room and is in a cream theme with units topped by oak work surfaces, matching glazed fronted wall cupboards, integrated dishwasher, Rangemaster electric oven and induction hob, Rangemaster extractor fan, integrated fridge freezer, leaded glazed return door to the hall.





FIRST FLOOR

LANDING. BEDROOM 1 double aspect, large picture window to enjoy the best of the views. BATH/SHOWER ROOM once again double aspect and featuring a free-standing Slipper acrylic ball-and-claw footed bath with freestanding mixer tap, placed adjacent to another picture window with one of the best sea views from a bath in North Devon! Heated towel rail/radiator, basin on slate and wooden plinth, wall mirror, strip light, shaver, point, low level WC, slate tiled flooring, tiled shower cubicle with both hand-held and overhead units. BEDROOM 2 double aspect. BEDROOM 3 retractable wooden ladder to large loft space. BATH/SHOWER ROOM with panelled bath, tiled surround, tiled cubicle, hand held and overhead shower units, low level WC, bidet, wash hand basin, wall mirror, strip light and shaver point, heated towel rail/radiator.

OUTSIDE

The DETACHED DOUBLE GARAGE block comprises a double garage at ground floor level with electrically operated door. Power and light connected. Personal door above and approached via an external timber staircase is the GAMES ROOM. The front door has a port hall window, there is a large atrium style window, once again to enjoy the wonderful views and engineered oak flooring. The property is approached from the main lane over a long private driveway at the base of which there is a pair of double wooden gates, these open out to ample parking and turning space. To the rear of the garage is a gate leading onto the South West Coastal Path. To the rear of the house is a small surfboard store. The gardens are laid principally to lawn and feature coastal planting. There is a terrace nearest to the dining room, specimen shrubs and trees include Apple, Fig, Magnolia and Camellia. The gardens are generally hedge and fence enclosed, providing a good amount of seclusion and privacy. There is a raised area on the sea-side to enjoy the views of the Channel over to Wales. There is a pathway to the rear of the house, giving access all around the property.

SPECIAL NOTES

The majority of the contents are available by separate negotiation if required, as the property is currently used for 'Air B&B'. It is considered suitable for this use, as a principal residence or a combination of these uses. Further information regarding latest income is available from the selling agents. A neighbour has a right of way over the upper part of the drive, between the entrance gates and the road.

SERVICES

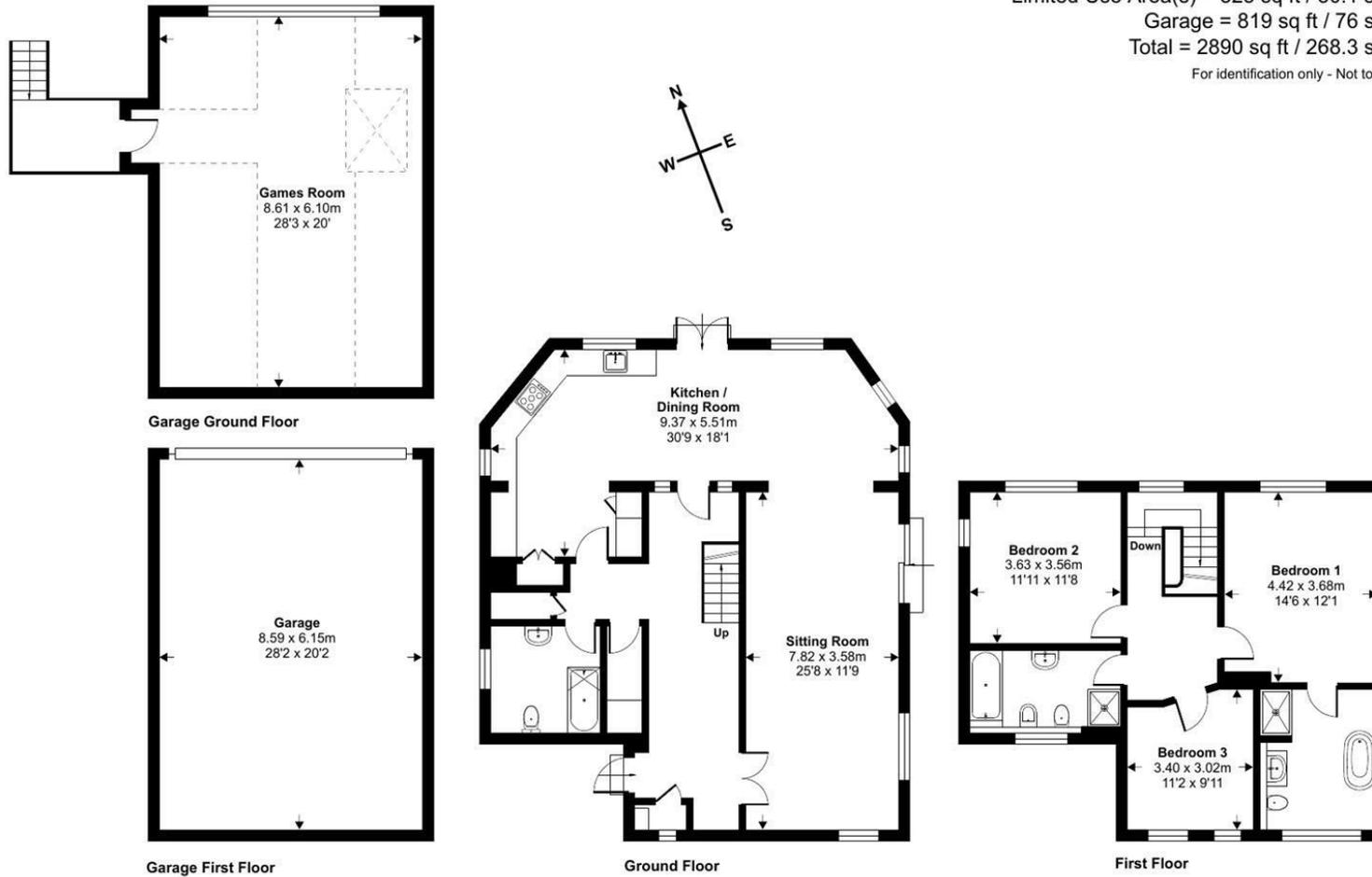
Mains electricity, drainage and water are connected. The central heating is oil fired.

DIRECTIONS

As you enter Morteheo with the village centre ahead of you, turn right immediately after the post office, into North Morte Road. Continue for around 500 yards and the entrance to the driveway will be seen on the left-hand side prior to a row of cottages fronting the road just beyond.

WHAT3WORDS:///reserving.lemons.began

Approximate Area = 1746 sq ft / 162.2 sq m
 Limited Use Area(s) = 325 sq ft / 30.1 sq m
 Garage = 819 sq ft / 76 sq m
 Total = 2890 sq ft / 268.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Stags. REF: 1026244



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		
(81-91) B		76
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



