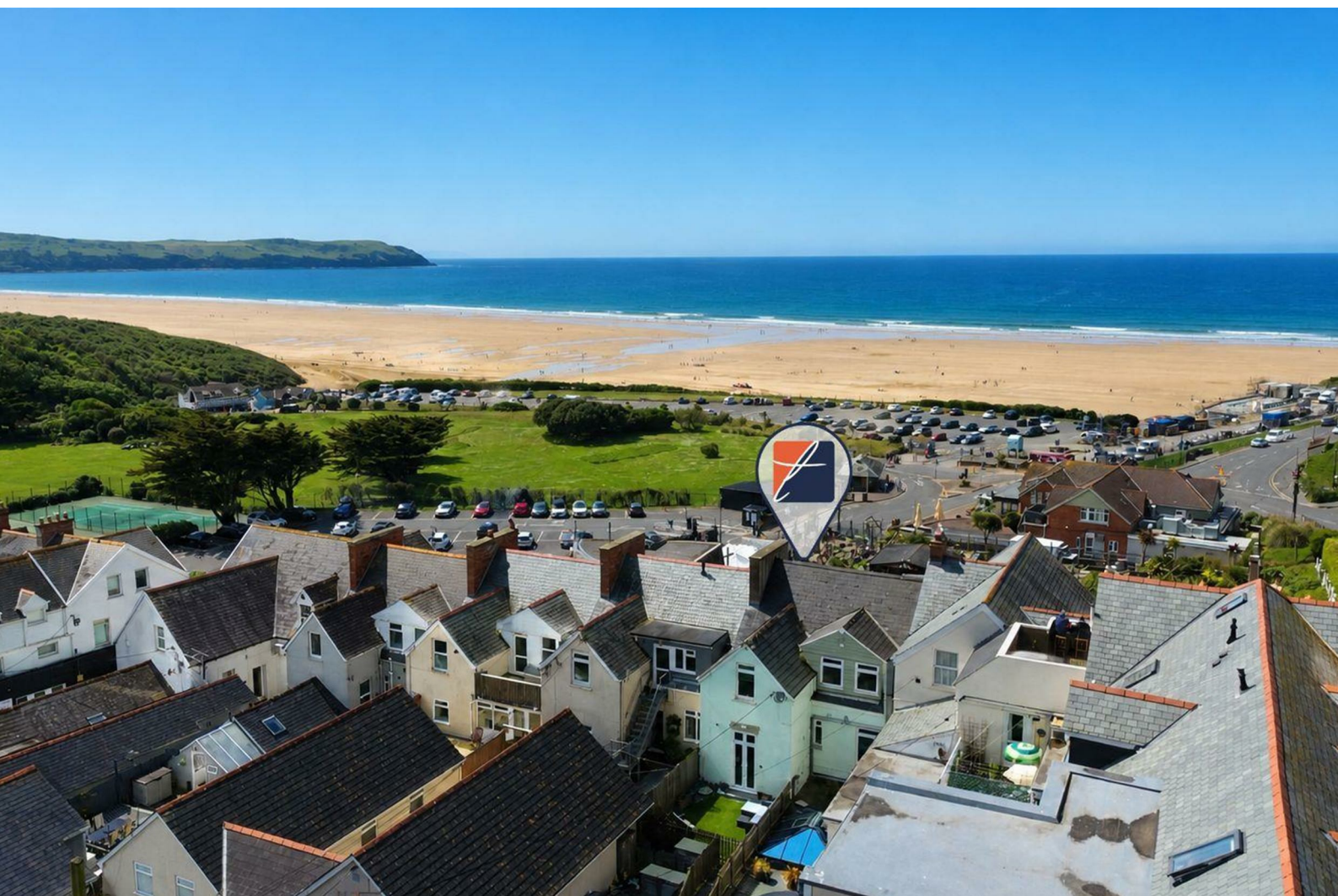




West Road

Woolacombe, EX34 7BW

Price Guide £550,000



3 Granville Terrace West Road

Woolacombe, EX34 7BW

Price Guide £550,000



Property Description

This versatile and deceptively spacious four double bedroom property is ideally situated in the heart of the highly sought-after seaside village of Woolacombe, enjoying far-reaching sea views and offered to the market with no onward chain.

An excellent opportunity for a variety of buyers, the property would make a superb lock-up-and-leave holiday home, while also offering exciting potential to convert into two self-contained flats (subject to the necessary planning permissions).

A particular highlight is the generous off-road parking for three vehicles — a rare and valuable feature within Woolacombe.

The property welcomes you via an inviting entrance hall with ample space, setting the tone for the well-thought-out accommodation throughout. On the ground floor a unique and well-designed 'Beach Room' provides three shower cubicles, a W/C, hand basin, and useful storage — perfect for rinsing off after a day on the beach.

To the first floor a spacious landing leads to a superb open-plan L-shaped living area thoughtfully arranged to maximise light and views. The modern fitted kitchen features a range of wall and base units, integrated white goods, electric hob and oven with extractor over and space for a freestanding double fridge freezer. A breakfast bar provides a sociable dining option while the lounge area benefits from double doors opening onto a balcony with stunning sea views stretching towards Lundy Island. There is ample room for a dining table and chairs as well as additional seating to fully enjoy the outlook.

Also on this level is a versatile fourth bedroom or reception room, a well-proportioned space with storage and double doors opening onto the sunny low maintenance rear garden. A contemporary three-piece shower room and a utility cupboard with space and plumbing for a washing machine and tumble dryer complete the floor.

The second floor offers a bright landing with access to three further double bedrooms and two shower rooms. The main bedroom enjoys fantastic sea views, as does the second bedroom both being light and generously sized. The third bedroom, located to the rear is currently used as a home office/yoga space and offers excellent flexibility.

The accommodation is further complemented by a modern three-piece shower room with corner cubicle shower, W/C and hand basin, alongside an additional shower suite comprising three individual cubicles — one shower and two separate W/Cs — all with access to hand basins, offering potential to reconfigure into a full bathroom suite if desired.

Externally, the property benefits from a sunny, low-maintenance rear garden, ideal for outdoor dining with space for a bistro set and potted plants, and direct access to the driveway and parking area.

This is a rare opportunity to acquire a flexible coastal home in a prime location, with strong lifestyle appeal and future potential.

Location

Woolacombe known for its appeal to surfers, hikers, and general holidaymakers remains bustling with activity. The village's beautiful sunsets and welcoming atmosphere make it a haven for those seeking a memorable getaway. The convenience of proximity to surrounding towns such as Ilfracombe, Croyde, and Braunton adds to the allure providing a well-rounded experience for everyone.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California. For a change of scenery, Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

Agent Notes

- The commercial unit featured in the pictures is not part of the sale.

Directions

From any North Devon town follow signs and directions towards Woolacombe, upon dropping into the village take the 1st left hand turning onto West Road, the property will be located immediately on your left hand side with a board located on the balcony above, parking will be found on either side of the road. An agent will meet you at the entrance of the building.

What3words - limitless.reflected.neckline

Tel: 01271 866421



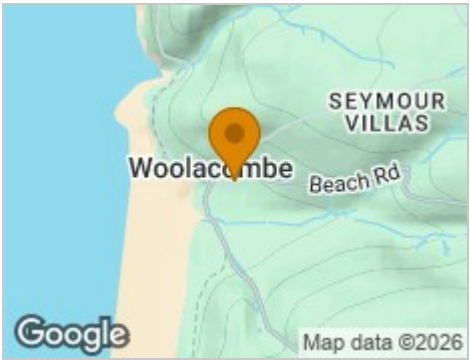
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

135 High Street, Ilfracombe, Devon, EX34 9EZ
Tel: 01271 866421
Email: sales@turnerspropertycentre.co.uk
<https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

