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Changing Lifestyles

2 Barricane House
Mortehoe
Woolacombe
EX34 7DR

Asking Price: £425,000 Leasehold



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01271 866 699
ilfracombe@bopproperty.com

2 Barricane House, Mortehoe, Woolacombe, EX34 7DR

Spacious 6 bedroom home set in the heart of Mortehoe...

- Spacious property in the heart of Mortehoe
 - 6 bedrooms
- Great opportunity for holiday let investors
 - Convenient location
 - EPC: F
 - Council Tax Band: TBC



Nestled in the picturesque village of Mortehoe, this generously proportioned 6-bedroom house presents an exceptional opportunity for those seeking a spacious family home, holiday retreat, or lock-up-and-leave property. Spread over three floors, this residence offers ample living space and the potential to create a stunning home with some modern updates.

The accommodation includes a welcoming lounge, a functional kitchen, and a utility room for added convenience. Upstairs, six well-sized bedrooms provide plenty of room for family and guests, while a shower room ensures practicality. The property also benefits from a useful cellar, offering additional storage or potential for conversion.

Though in need of general refurbishment, this home is brimming with potential—ideal for buyers looking to add their personal touch. Its prime location in the heart of Mortehoe means you're just moments away from stunning coastal walks, local amenities, and the area's natural beauty.

Don't miss this chance to transform this house into your dream home or a lucrative investment. Contact us today to arrange a viewing!



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Woolacombe is a highly sought after resort and is home to the award winning sandy beach, which is a surfer's paradise. The village itself offers a wide range of amenities including post office, popular pubs and restaurants and a variety of shops. There is access to some of North Devon's superb and scenic countryside including the picturesque village of Mortehoe which enjoys some fine scenery and coastal walks. Woolacombe adjoins Putsborough Beach while other sandy beaches include Saunton and Croyde which are also close to hand. Ilfracombe is approximately 10 minute drive homes nationalized shops, banks and two major supermarket chains Tesco and The Co- operative. Ilfracombe also provides primary and secondary schools with the Ilfracombe Arts College offering a sixth form option. This delightful Victorian town is particularly renowned for its picturesque Harbour and quayside as well as Promenade with Landmark Theatre and pleasure gardens. The regional centre of Barnstaple is North Devon's historical capital and is approximately 11 miles away and it's acclaimed shopping precinct homes many brand name High Street shops, banks and restaurants. Barnstaple Train Station connects to the inter-city rail network in Exeter. The North Devon Link Road A361 gives fast access to the M5 Motorway Junction 27 (Tiverton).



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Internal Description

Main Entrance - Door leading to;

Entrance Hall - Storage heater, stairs to upper floors, stairs to cellar, door leading to;

Lounge - 14'5" x 10'3" (4.4m x 3.12m)

Bay window to front elevation, feature fire place, storage heater.

Kitchen - 11'7" x 10'10" (3.53m x 3.3m)

Sash window to rear elevation, a range of wall and base units, integrated electric hob and oven with work surface over, tiled splash backing, space for fridge/freezer, storage heater.

Utility Room - 4'6" x 7'5" (1.37m x 2.26m)

Plumbing and space for washing machine and tumble dryer, space for fridge/freezer.

Landing - Window to rear elevation, storage heater, door leading to;

Bedroom Two - 11'11" x 10'11" (3.63m x 3.33m)

Bay window to rear elevation.

Bedroom Three - 9'11" x 10'5" (3.02m x 3.18m)

UPVC double glazed window to front elevation.

Bedroom Six - 7'9" x 7'4" (2.36m x 2.24m)

UPVC double glazed window to front elevation.

Half Landing - Sash window to rear elevation, storage heater.

Second Floor

Landing - Airing cupboard housing immersion heater, loft access.

Bedroom One - 12' x 11'2" (3.66m x 3.4m)

Sash window to rear elevation.

Bedroom Five - 9'1" x 7'6" (2.77m x 2.29m)

UPVC double glazed window to front elevation enjoying sea glimpses.

Bedroom Four - 8'9" x 10'3" (2.67m x 3.12m)

UPVC double glazed window to front elevation.

Shower Room - 5'4" x 7'10" (1.63m x 2.4m)

3 piece suite comprising of shower cubicle, low level W.C, pedestal wash hand basin, tiled splash backing.

Outside Patio to the front which enjoys a sunny aspect, perfect for alfresco dining. The rear the is a level enclosed court yard style garden.

Agents Notes - The property has an Energy Performance Certificate rating of ** and is of brick construction, falling under Council Tax Band ***. Flood risk is assessed at low, and there is currently *** planning permission in place for neighbouring properties. All mains services and utilities are connected). Broadband speeds are estimated at 6 Mbps for standard and 1800 Mbps for superfast, with a reasonable mobile signal. The lease length is TBC, with associated fees of TBC, and potential rental income is projected at £1000 pcm.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Directions

From our Ilfracombe office with the premises on your left hand side proceed out of the town in the direction of Barnstaple. At Mullacott Cross roundabout proceed in the direction of Woolacombe and Morteohoe. Continue on for approximately two miles taking the second turning on the right just before the Fortescue Arms Public House signposted Morteohoe. Follow this country lane until entering the village centre. The property will then appear on your right hand side with a for sale board clearly displayed.

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We are here to help you find
and buy your new home...

119 High Street

Ilfracombe

Devon

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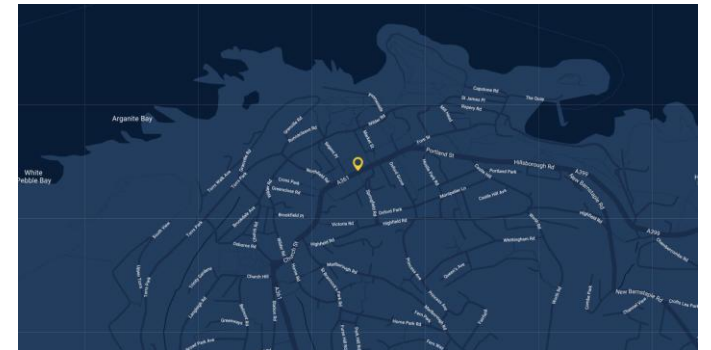
Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.



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