



Bond
Oxborough
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Changing Lifestyles

Willingcott Cottage
Willingcott Hill
Woolacombe
Devon
EX34 7HN

Guide price: £475,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Willingcott Cottage, Woolacombe, Devon, EX34 7HN

A beautiful 4 bedroom semi detached cottage with garage, workshop, garden & stunning views..



- Sought after & peaceful location
 - Amazing countryside views
 - Filled with character
 - Recently refurbished
 - Potential building plot (STPP)
 - Workshop/Garage
 - Ample off road parking
 - Studio outbuilding
 - UPVC Double glazed windows
 - Solar Panels & Air Source Heat pumps



Nestled in a tranquil rural setting, this beautifully presented four-bedroom character cottage blends traditional charm with modern comforts. Offering generous living space, a delightful garden, and captivating countryside views, this home is perfect for those seeking peace, privacy, and period features.

The cottage showcases a wealth of character throughout, including exposed wooden beams, original stone walls, and a welcoming log burner in the cosy living room and dining room, ideal for winter evenings. A light-filled conservatory at the rear offers a relaxing space to enjoy the garden and surrounding landscape all year round.

The recently refurbished kitchen features rustic styling with ample space for family dining. The four bedrooms offer flexible accommodation for families, guests, or home working. A stylish family bathroom completes the interior.

Outside, the generous garden boasts mature planting, seating areas, and uninterrupted hillside views, creating a perfect setting for entertaining or unwinding. The property further benefits from a garage/ workshop ideal for hobbies or storage, and ample off-road parking for multiple vehicles.

Situated in a sought after location, the cottage offers both seclusion and convenience, with a short drive to local amenities, nearby countryside walks, and transport links. Combining rustic charm with modern practicality, this is a rare opportunity to acquire a truly special home in a picturesque setting.



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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 Morteheo 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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Main Entrance - UPVC double glazed composite door leading to;

Entrance Hall - UPVC double glazed window to front elevation, stairs to upper floors, tiled flooring, downlighters, radiator, doorway leading to;

Living Room - 22'7" x 13'4" (6.88m x 4.06m)
UPVC double glazed window too front elevation, exposed wood beams, character features, fireplace with slate tiled surround, log burner, radiator, partly glazed French doors to conservatory, partly glazed stained glass wooden door leading to;

Dining Room - 11'8" x 10'6" (3.56m x 3.2m)
UPVC double glazed window to front and side elevation, slate tiled hearth, log burner, understairs storage, radiator.

Kitchen - 9'10" x 13'9" (3m x 4.2m)
UPVC double glazed windows too rear elevation, UPVC composite door and window leading to garden, a range of wall and base units, sink and drainer inset into countertops, tiled splash backing, space for additional appliances, integrated gas hob, integrated electric oven with extractor hood above.

Pantry - Housing fridge/freezer, consumer unit location, solar invertor, downlighters, tiled flooring.

Conservatory - 8'4" x 12'2" (2.54m x 3.7m)
Partly glazed French doors to garden, UPVC composite conservatory, glass roof, UPVC double glazed sliding doors leading to garden;

First Floor

Landing - Storage cupboard, radiator, door leading to;

Bedroom One - 10' x 14'4" (3.05m x 4.37m)
UPVC double glazed windows to rear elevation, radiator.

Bedroom Two - 11'7" x 12'6" (3.53m x 3.8m)
UPVC double glazed window to front elevation, radiator.

Bedroom Three - 7'9" x 10'1" (2.36m x 3.07m)
UPVC double glazed window to front elevation, storage cupboard, radiator.

Bedroom Four - 10'2" x 7'3" (3.1m x 2.2m)
UPVC double glazed window to rear elevation, radiator.

Bathroom - 10'6" x 7'3" (3.2m x 2.2m)
UPVC double glazed window to rear elevation, 4 piece suite comprising of panel bath with shower over, tiled splash backing, wood panelling, walk in shower cubicle, low level W.C, vanity wash hand basin, heated towel rail, extractor fan, exposed wood flooring, downlighters.

Studio Outbuilding

Main Entrance - UPVC double glazed composite door leading to;

Open Plan Living Area - 11'5" x 11'3" (3.48m x 3.43m)
UPVC double glazed windows to rear and side elevation, electric hot water system, space for additional appliances, wooden countertop, PVC sink and drainer inset into countertops, wood panelling from floor to ceiling, sliding door leading to;

Bedroom - 9'6" x 7'7" (2.9m x 2.3m)
UPVC double glazed window to front elevation enjoying hillside views, wood panelling from floor to ceiling.

Bathroom - 9'9" x 3'6" (2.97m x 1.07m)
UPVC double glazed window to rear elevation, 3 piece suite comprising of low level push button W.C, integrated vanity wash hand basin, walk in electric shower cubicle with aqua board surround, electric heated towel rail.

Workshop - 15'8" x 16'6" (4.78m x 5.03m)
Double glazed windows and door to side elevation, electric and lights.

Garage - 15'5" x 15'9" (4.7m x 4.8m)
Double doors to front elevation, door to rear elevation, lights and electric, archway leading to;

Outside- To the front of the property is gated access with ample off road parking, a wonderful studio outbuilding with spectacular countryside views.
To the rear aspect is phenomenal hillside views with a level garden filled with beautiful shrubs, plants and a fishpond.

Agents Notes - This property is a traditional stone construction with a slate tiled roof as well as a corrugated steel roof over the workshop/garage, located in an area with very low flood risk. It has direct connections to mains electricity and water services. A cesspit drainage system, Gas bottles supply for Gas hob, Electric water heating and Air Source Heat Pump for heating system. The property also has access to broadband services with estimated speeds as follows: Standard at 7 Mbps. Mobile service coverage is okay. Currently, there are no planning permissions in place for this property or any nearby properties other than Willingcott Holiday Park. The property does not involve a shared access or no rights of way access.

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

2093 ft²

194.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From 'Ilfracombe High Street' with the office of your left-hand-side, proceed out of town passing through both sets of traffic lights and take the left-hand turning onto 'St. Brannocks Road' upon reaching the mini-roundabout. Continue along this road in the direction of 'Barnstaple' and on reaching 'Mullacott Cross' roundabout take the third exit signposted 'Woolacombe'. Follow this road for approximately two miles until sighting a left turning with a pink house on your left, follow the road to the left continue along this road this lane taking the left turning passing Willingcott Valley and the property will be a short distance on your left hand side.

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.

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

119 High Street

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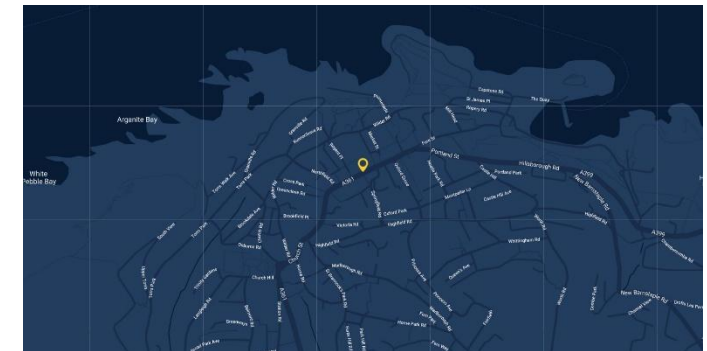
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If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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