



Flat 3  
Bonnie Brae  
Mortehoe  
Woolacombe  
Devon  
EX34 7ED

**Asking Price: £290,000**  
**Share of Freehold**



Changing Lifestyles

01271 866 699  
ilfracombe@bopproperty.com

Flat 3, Bonnie Brae, Morteohoe, Woolacombe, Devon, EX34 7ED

Elevated position in sought-after Morteohoe - moments from the Coast Path...



- Top-floor two-bedroom apartment
- Ensuite and separate bathroom
  - Beautiful coastal views
    - Garden
    - Juliet balcony
  - Allocated parking
- Close to South West Coast Path and Woolacombe beach
  - EPC: D
  - Council Tax Band: A



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## Changing Lifestyles

Elevated position in sought-after Mortehoe – moments from the Coast Path...

An exceptional opportunity to acquire this stunning top-floor, two-bedroom coastal apartment, positioned within the highly sought-after village of Mortehoe, just moments from Woolacombe's world-renowned coastline. Commanding breathtaking sea and coastal views, this beautifully presented home perfectly blends modern living with relaxed seaside charm.

Flooded with natural light, the open-plan living space is undoubtedly the heart of the home. Large windows frame spectacular coastal vistas, while a Juliet balcony allows you to fully appreciate the sea air and ever-changing scenery. The contemporary kitchen is thoughtfully designed with wooden worktops, ample preparation space and a dedicated dining area, seamlessly flowing into the reception space — ideal for both entertaining and everyday living. Stylish wooden flooring runs throughout, enhancing the apartment's cohesive and modern feel.

Both bedrooms are generous doubles. The principal bedroom benefits from built-in wardrobes and a sleek ensuite shower room, while the second bedroom is equally well proportioned and perfect for guests, family or a home office. The main bathroom is beautifully appointed, featuring a freestanding bath and heated towel rail, creating a spa-like retreat.

Externally, the property continues to impress. A private stone-paved rear patio garden provides a charming and sheltered outdoor space, enclosed by timber fencing and complemented by an array of established pots and plants — a rare and valuable addition for an apartment in this location. The property also benefits from two off-road parking spaces, a significant advantage in this desirable coastal setting.

Mortehoe is renowned for its dramatic coastline, scenic walks and access to the South West Coast Path, with Woolacombe's award-winning sandy beach just a short distance away. The village itself offers welcoming pubs, cafés and everyday amenities, while a broader range of shops, restaurants and services can be found in Woolacombe and nearby Ilfracombe. Barnstaple provides rail connections to Exeter St David's in approximately 1 hour 15 minutes, with onward links to London and beyond.

This superb coastal apartment would make an ideal main residence, luxury holiday home or investment opportunity, offering an enviable lifestyle in one of North Devon's most desirable locations.

Morethoe is a small seaside village just on the top of Woolacombe, which is a highly sought-after resort and home to the award-winning sandy beach, a surfer's paradise. The village enjoys some fine scenery and coastal walks and offers a range of amenities including a post office, popular pub, fish and chip takeaway, and a tearoom. Woolacombe adjoins Putsborough Beach while other sandy beaches include Saunton and Croyd which are also close to hand. Ilfracombe is an approximately 10 minute drive away and homes 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 the promenade with Landmark Theatre and pleasure gardens. The regional centre of Barnstaple is North Devon's historical capital and is approximately 11 miles away. Its 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).

**Main Entrance** - Wooden door leading to:

**Hallway** - 5'7" x 17'8" (1.7m x 5.38m)

Wooden flooring, loft hatch, cupboard housing fuse board, radiator, door leading to:

**Kitchen** - 9'9" x 12'6" (2.97m x 3.8m)

UPVC double-glazed window to rear elevation with countryside views and sea glimpse, range of base units, wooden countertops, stainless steel sink and drainer inset into countertop, 4-ring NEFF gas hob with extractor fan above, electric oven, soft-close drawers, space and plumbing for washing machine, space for fridge freezer, wooden cladding and splashbacking, cupboard housing Baxi combi boiler, wall-mounted radiator, exposed wooden character beams.

**Living Room** - 20'5" x 10'7" (6.22m x 3.23m)

UPVC double-glazed window to front elevation, UPVC double-glazed French doors leading to Juliet balcony with sea views, exposed wooden floorboards, radiator, wall-mounted radiator.

**Bathroom** - 7'11" x 7'11" (2.41m x 2.41m)

UPVC double-glazed window to rear elevation, wooden flooring, low-level flush button WC, radiator, wall-mounted wash hand basin unit with storage unit below and vanity mirror above, freestanding bathtub, wall-mounted heated towel rail, partly tiled walls, wooden panelling on ceiling.

**Bedroom One** - 12'4" x 10'3" (3.76m x 3.12m)

UPVC double-glazed window to front elevation, exposed wooden floorboards, radiator, built-in wardrobes, wooden panelling, archway leading to:

**Ensuite Shower Room** - 2'6" x 6'6" (0.76m x 1.98m)

Single shower cubicle with handheld shower attachment, extractor fan, tiled walls, wall-mounted wash hand basin unit.

**Bedroom Two** - 7'7" x 8' (2.3m x 2.44m)

UPVC double-glazed window to front elevation, built-in wardrobes, wooden flooring, radiator.

**Outside** The property benefits from a private, stone-paved rear patio garden — a rare addition for an apartment in this prime coastal setting. Enclosed by timber fencing for privacy, the space is beautifully arranged with an array of established pots and planting, creating a charming and low-maintenance outdoor retreat ideal for relaxing or entertaining.

**Agent Notes** - The property is registered under Land Registry Title Number DN333145 with UPRN 10090337797 and is held on a share of freehold basis, representing a one-third share of the building, with a 999-year lease granted from May 1993 and approximately 966 years remaining. It falls under North Devon Council, is within Council Tax Band A, is not located within a Conservation Area and has a recorded flood risk of Very Low. All mains services are connected, including mains gas, electricity, water and drainage. The apartment benefits from two off-road parking spaces and a private rear patio garden. The EPC rating is D. There are no known building or safety issues and no current planning applications in the immediate area. The management company is Bonnie Brae Management Limited, with service charges of approximately £80 per month, which includes building insurance and general maintenance, and there is no separate ground rent payable due to the share of freehold arrangement. A lease restriction applies stating that no pets are permitted at the property. Broadband speeds range from approximately 6 Mbps (basic) up to 1,800 Mbps (ultrafast), mobile coverage is available via EE, Vodafone, Three and O2, and TV services are available through BT, Sky and Virgin.

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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.

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 Ilfracombe, head out of town and continue towards the Mullacott Cross roundabout. Take the third exit onto the B3343 signposted Woolacombe and Morteheo. After approximately 1.5 miles on a left-hand bend, turn right, signposted Morteheo (just before Fortescue pub). Continue to follow the road to the village and take the first turning on your right next to the post office onto North Morte Road where the property can be found on your left-hand side with a 'For Sale' board clearly displayed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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