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Seabreeze Villa
Woolcombe Station Road
Woolcombe
Devon
EX34 7AW

Asking Price: £650,000 Freehold

 3 Bedrooms

 1 Reception Rooms

 2 Bathrooms

 Garden

Call: 01271 866 699 ilfracombe@boproperty.com

Overview



An exceptional, newly renovated detached bungalow enjoying breathtaking panoramic views across Woolacombe Beach, the Bristol Channel, Lundy Island and the surrounding countryside.

Positioned at the gateway to the highly sought-after village of Woolacombe, Seabreeze Villa has been transformed to an outstanding standard, creating a luxurious coastal home that perfectly combines contemporary design with an enviable setting.

At the heart of the property is an impressive open-plan kitchen, dining and living space, flooded with natural light from large picture windows, skylights and striking bi-fold doors that open directly onto an expansive entertaining terrace. The contemporary fitted kitchen features integrated appliances, a breakfast bar and sleek cabinetry, while the living area has been thoughtfully designed to maximise the spectacular coastal views.

The accommodation comprises three generous double bedrooms, including a superb principal suite with a stylish en-suite shower room. A beautifully appointed family bathroom, separate utility room and spacious entrance hallway complete the internal accommodation.

Outside, the property continues to impress. A private driveway provides parking for several vehicles, while the substantial stone-paved terrace offers an exceptional space for entertaining against the backdrop of Woolacombe Beach and Lundy Island. Extensive under-terrace storage adds practicality, and the landscaped rear garden enjoys a peaceful countryside outlook with a generous lawn, mature planting and additional storage sheds.

Seabreeze Villa has undergone an extensive programme of refurbishment, including a

complete electrical rewire, a new gas central heating system, new double-glazed windows and bi-fold doors, a stunning fitted kitchen with integrated appliances, luxurious bath and shower rooms, new flooring, internal joinery, plastering and decoration throughout. The result is a turnkey home finished to an exceptional standard.

Woolacombe is renowned for its award-winning golden sandy beach, vibrant village atmosphere and world-class surfing, forming part of the prestigious North Devon World Surfing Reserve. The nearby villages of Croyde, Braunton and the harbour town of Ilfracombe offer an excellent range of amenities, while the dramatic landscapes of Exmoor National Park provide endless opportunities for walking, cycling and exploring.

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Overview



SITUATION

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. Ilfracombe is an approximately 10-minute drive 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 the 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).

AGENT'S NOTE

This property is registered under Land Registry Title Number DN238165 with UPRN 100040273113 and is held on a Freehold tenure. The plot measures approximately 0.22 acres. It falls under North Devon Council, with a very low flood risk, and is not located within a Conservation Area. Services include mains electricity, mains water, mains drainage and mains gas, with gas central heating. Parking is provided via a private driveway, and the property enjoys private gardens. The property is in Council Tax Band B, with an annual charge of approximately £2,055, and has an EPC rating of D. There are no known building safety issues, and there are no current planning applications affecting the property or neighbouring properties. Connectivity is excellent, with broadband speeds available of up to 900 Mbps (Ultrafast), good mobile coverage across the major networks, and TV/satellite services available via BT, Sky and Virgin Media.

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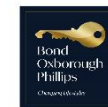
Floor Plan



Floor Plan

Total floor area: 94.0 sq.m. (1,012 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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