



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 2, Bluestone Point  
North Morte Road  
Mortehoe  
Woolacombe  
Devon  
EX34 7EN

**Guide Price: £350,000**  
**Share of Freehold**



**Changing Lifestyles**

**01271 866 699**  
**[ilfracombe@boproperty.com](mailto:ilfracombe@boproperty.com)**

Flat 2, Bluestone Point, North Morte Road, Morteheo, Woolacombe, Devon, EX34 7EN

Three-bedroom apartment with designated parking and refreshing sea views....



- Tranquil village setting with strong community
  - Stunning sea views from balcony
  - Open-plan layout with high ceilings
- Modern kitchen with integrated appliances
  - Three bathrooms
- Main bedroom with en-suite and balcony
  - Designated parking space included
  - Plenty of storage throughout property
- Variety of walking and cycling routes nearby
  - EPC rating: C
  - Council tax band: E



We are delighted to present to the market a stunning 3-bedroom apartment, offered for sale in a good condition. This property boasts a tranquil village setting, immersed in a peaceful and quiet location with a strong local community. The setting offers a variety of walking and cycling routes, perfect for those who enjoy an active lifestyle.

The property is a duplex, filled with natural light, and offers a refreshing sea view. The apartment benefits from high ceilings and an open-plan layout, which contributes to an airy and spacious feel. The open plan layout is a highlight with its large windows, high ceilings, and captivating sea views.

The apartment features three bathrooms, all fitted with heated towel rails, with two including a shower. The three bedrooms are commodious, with the main bedroom benefiting from built-in wardrobes, an en-suite, and a private balcony. The kitchen is modern and open-plan, equipped with top-of-the-range appliances and offers a breakfast bar adds a practical yet stylish touch.

Additionally, the property has a designated parking space, a rare and valuable feature. The EPC rating of the property is C, and it falls under council tax band E. A crowning aspect of this property is the balcony, perfect for taking in the breath-taking views.

This property offers plenty of storage and is perfectly suited to those seeking a blend of village lifestyle with modern, open-plan living. The unique features and stunning location make this an opportunity not to be missed.



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## Changing Lifestyles

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Morethoe is a small seaside village just on the top of Woolacombe, which is a highly sought-after resort and is 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 chips takeaway, and a tea room. Woolacombe adjoins Putsborough Beach while other nearby 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).



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## Internal Description

### **Bathroom** - 6'6" x 5'7" (1.98m x 1.7m)

Three-piece suite comprising enclosed bath, wash hand basin, low-level WC, fully tiled walls floor to ceiling, tiled flooring, heated towel.

### **Bedroom Three** - 9'1" x 15'11" (2.77m x 4.85m)

UPVC double-glazed windows to rear elevation, radiator.

**Main Entrance** - Door leading to:

**Communal Area** - Stairs leading to upper floor.

### First Floor

**Hallway** - Radiator, spotlights, Urmet intercom, doors leading to:

**Storage Cupboard** - Housing electric boiler supplying domestic hot water and central heating.

**Additional Storage Cupboard** - Housing electric meter.

### **Bedroom Two** - 15'4" x 11'11" (4.67m x 3.63m)

UPVC double-glazed French doors and windows to front elevation leading to balcony with refreshing sea and countryside views, radiator, built-in wardrobe, door leading to:

### **Ensuite** - 5' x 5'5" (1.52m x 1.65m)

Three-piece suite comprising corner shower cubicle, wash hand basin, low-level WC, fully tiled walls floor to ceiling, tiled flooring, extractor fan.

### **Open Plan** - 35'8" x 13'7" (10.87m x 4.14m)

**Kitchen** - UPVC double-glazed windows to rear elevation, a range of wall and base units with work surface over, integrated dishwasher, integrated washing machine, integrated freezer fridge, built-in Electrolux oven and microwave, five-ring hob with hood over.

**Lounge/Diner** - UPVC double-glazed French doors to front elevation leading to balcony with refreshing sea and countryside views, UPVC double-glazed windows to side elevation, radiators, stairs to upper floor.

### Upper Floor

### **Landing** - 14'11" x 5'7" (4.55m x 1.7m)

Arch window to front elevation with breathtaking sea and countryside views allowing sunset watching and down time, radiator, built-in storage cupboards, door leading to:

### **Bedroom One** - 15' x 16'10" (4.57m x 5.13m)

Velux windows, radiator, storage in the eaves, unique arched window overlooking the lounge, door leading to:

### **Ensuite** - 9'2" x 8'6" (2.8m x 2.6m)

Velux window, four-piece suite comprising enclosed bath, walk-in shower cubicle with rainfall shower, low-level push button WC, wash hand basin, tiled flooring, partly tiled walls floor to ceiling, door leading to upper communal area.

**Outside** - A balcony to the front of the property enabling refreshing sea and countryside views.

**AGENTS NOTES** - A leasehold traditional stone and brick construction property situated in a very low flood risk area. Mains supply connection for all services of electric and water with fibre broadband but limited mobile services coverage. There is currently no planning in place on the property or near by neighbours. The property is in a conservation area and has a shared access with three other flats via main entrance. The property fees are £126 per calendar month.

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

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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.

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the team at Bond Oxborough  
Phillips Sales & Lettings on

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