



Chichester Park, Woolacombe



Imagine waking up to the sound of waves rolling in and throwing open your doors to uninterrupted ocean views. This stylish coastal home, perched above Woolacombe's world famous beach, offers exactly that – a gallery seat to one of the UK's most stunning coastlines. Whether you're a keen surfer, an early-morning swimmer, or simply love coastal walks, this home puts you right at the heart of North Devon's outdoor lifestyle. The National Trust-protected land nearby provides miles of scenic trails, and the golden sands of Woolacombe, Putsborough, and Croyde are all just minutes away.

A Home Designed for Sea Views & Open-Plan Living

The spacious lounge and dining area is the highlight of the home, framed by two sets of patio doors that open onto a newly added balcony—the perfect spot for your morning coffee as you watch the surf or evening drinks with friends as the sun dips over the horizon. A superb modern fitted kitchen and bathroom are also on the first floor.

Downstairs, the lower ground floor has been smartly reconfigured to include two double bedrooms and a third versatile space, currently set up as a gym but ideal as a home office, studio, or guest bedroom. With direct access to the well-tended garden and terrace, these rooms create a seamless indoor-outdoor living experience.

Scope to Extend & Enhance

For buyers with an eye for adding value, this home offers exciting development potential. Many properties in the area have extended in various ways, and this one presents clear opportunities:

- Extend under the existing balcony to increase the size of the ground floor bedrooms.
- Convert the single garage into a studio, guest suite, or extra living space.
- Upgrade outdoor areas to create a high-end holiday rental or private coastal retreat.

Of course, any alterations would require the usual planning permissions, but the precedent is already set in the neighbourhood.

Woolacombe – A Coastal Hotspot

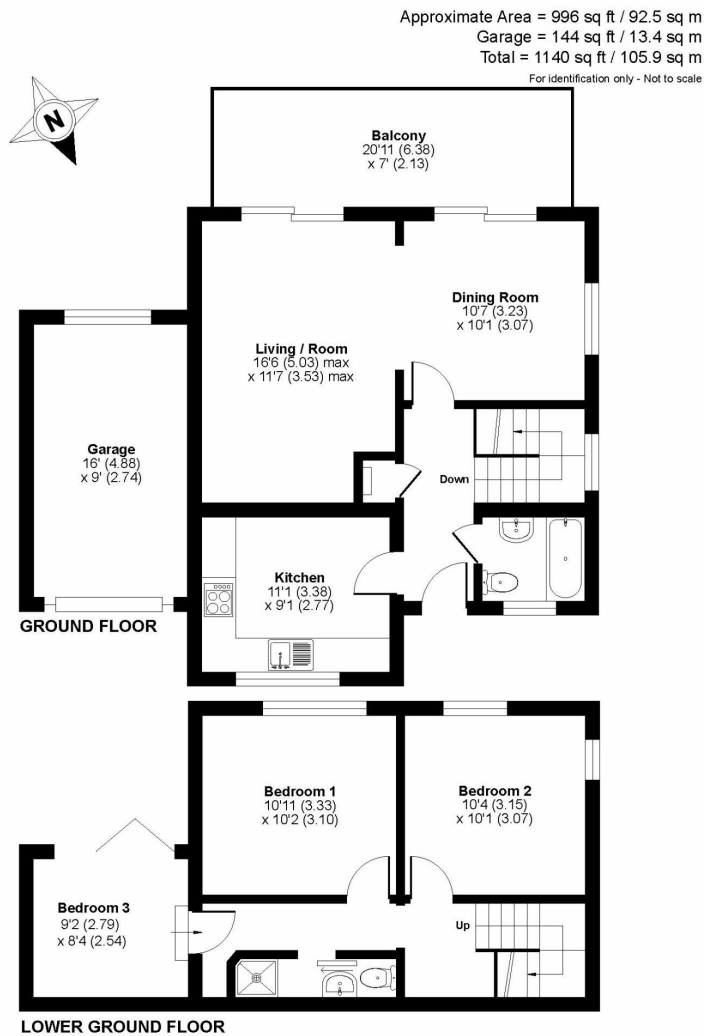
This home isn't just about the house; it's about the lifestyle. Woolacombe isn't just a beach town—it's a World Surfing Reserve, joining the ranks of Malibu and Australia's Gold Coast. Whether you're a seasoned surfer, beachcomber or just love a dip in the sea, the three-mile stretch of award-winning sand is on your doorstep. The village vibe here is a mix of laid-back surf culture and lively local life, with bars, restaurants, and independent shops just a short walk away. Enjoy fresh seafood at a beachfront café, grab a drink at a cosy pub, or take a scenic drive to Croyde, Ilfracombe, or Exmoor National Park.

For golfers, there's a 9-hole course at Morteheo, an 18-hole course in Ilfracombe, and for the pros, the championship links at Saunton—one of the UK's most prestigious courses—just 20 minutes away.

Whether you're looking for a personal coastal escape, a lifestyle upgrade, or a high-demand holiday rental, this property offers it all. With expansion potential, a prime location, and unmatched views, this is the kind of opportunity that doesn't come around that often







Finer Details

- 3 bedroom detached house
- Beach and Sea views
- Reverse Living
- Single garage & driveway parking
- Potential to extend
- Gas Central heating
- Mains Water, Electric & Gas
- Not in a conservation area
- No flood risk registered
- Council tax Band-E (£2,926 per year)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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