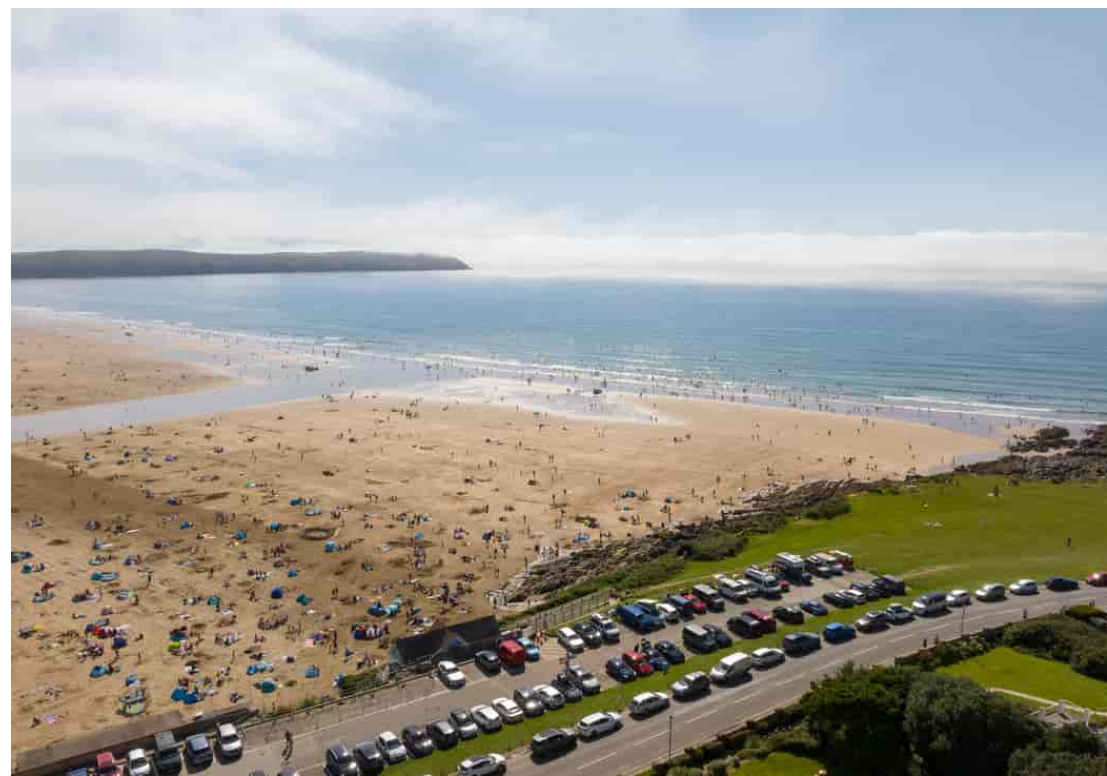




Flat 1 Bentley Court, Bay View Road, Woolacombe, Devon, EX34 7DQ





## Flat 1 Bentley Court, Bay View Road, Woolacombe, Devon, EX34 7DQ

### Guide Price £680,000

Enviably located in an elevated position within a highly regarded private road and offering stunning beach, sea and coastal views from the front elevations, this extremely spacious, well presented and highly desirable property is further enhanced by a level and generous private patio approximately nine metres square from which to enjoy the delightful outlook as well as a wider than average designated parking space which even the most capacious 4x4 will fit into comfortably! Bentley Court began life in the Victorian era as a hotel, which helps explain why the rooms in this raised ground floor apartment are particularly impressive, as these would have been some of the main reception rooms welcoming well heeled guests in the 1800's. Today the accommodation comprises of a spacious entrance hallway, from which access is offered to the Sitting Room, a particularly light and spacious high ceilinged room with stunning sea and beach views and having sliding patio doors giving access to the sizeable private patio sun terrace providing a delightful, tranquil and sunny spot from which to drink in the far reaching views. Also accessed from the hallway is the Master Bedroom, a bay windowed room offering the same stunning sea views as the sitting room and providing a truly delightful place to wake up in! The third bedroom, which also a comfortable double, is next door to the Master and enjoys the same stunning views. Along the other side of the hallway is the second bedroom, a particularly spacious double, and a well appointed shower room as well as a useful storage/linen cupboard. Heading towards the kitchen, we find the family bathroom, a spacious room with corner bath and separate shower cubicle with skylight window, flooding the room with natural daylight. Finally there is the kitchen / dining room, a particularly characterful room where the Victorian feel is much in evidence, particularly with the sizeable fireplace/hearth that dominates the room. As well as the numerous cupboards and storage options there is also an open pantry providing much additional storage. To the outside, the substantial private patio sun terrace offers hypnotic views across Woolacombe beach to the sea and coastline beyond and is the perfect place for entertaining or relaxing, whilst the very useful and valuable designated parking space is opposite

In summary, a rare opportunity to acquire a substantial period apartment in a well maintained building within a private road setting and having the benefit of parking, suitable either as a wonderful full time home, second home or income producing investment - a rare opportunity

# Flat 1 Bentley Court, Bay View Road, Woolacombe, Devon, EX34 7DQ

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Stunning Beach, Sea and Coastal Views  
Three Double Bedrooms  
Large Private Patio with Exceptional Views  
Private Parking Space  
Proven Airband Income From Just One Part Of The Property  
No Holiday Letting Restriction  
Characterful Kitchen/Dining Room  
Sitting Room with Stunning Views  
Two of the Three Bedrooms Enjoying Direct Sea Views  
Private Road Location



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## Entrance Door

Leading to Entrance Hallway.

## Entrance Hallway

## Kitchen/Diner

6.20m x 4.68m (20' 4" x 15' 4") With Pantry.

## Sitting Room

5.16m x 3.83m (16' 11" x 12' 7")

## Bedroom One

4.13m x 4.09m (13' 7" x 13' 5")

## Bedroom Two

3.56m x 3.53m (11' 8" x 11' 7")

## Bedroom Three

4.35m x 3.09m (14' 3" x 10' 2")

## Bathroom

4.03m x 3.56m (13' 3" x 11' 8")

## Shower Room

1.65m x 1.29m (5' 5" x 4' 3")

## Outside

9.11m x 8.75m (29' 11" x 28' 8") With private patio sun terrace enjoying exceptional views.

## Lease Information

Balance of a 999 year lease. The apartment would be responsible for one third of maintenance costs to the front (seaward facing) elevations of the building and one quarter of other costs (buildings insurance etc).

### **Agent's Note**

The current owner has built a substantial business letting out the third bedroom and associated shower room on Airbandb. The layout of the apartment means that these rooms can be provided with their own external entrance door and can be closed off the rest of the apartment, providing in effect a self contained annexe, capable of producing a significant income.

### **SERVICES**

Services: We understand from the seller that all mains services are connected.

Council Tax Band: B.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

Energy Rating: TBC.

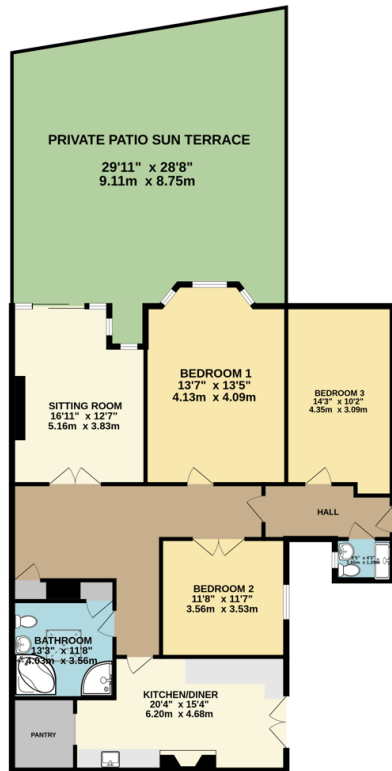
### **DIRECTIONS**

Upon entering Woolacombe, follow the road as it winds down the hill , passing the petrol station on the right hand side. Upon entering the village itself, follow the road towards the beach and, as the road bears left, take the right hand turning into Bay View Road where Bentley Court will be found a little way up on the left hand side with name plate displayed.

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GROUND FLOOR



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