



Millrock, Beach Road, Woolacombe, Devon, EX34 7BT





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£925,000

John Smale and Co are delighted to offer this individual detached modern residence commanding quite superlative country and coastal views over Woolacombe Bay. Our clients have enjoyed the property and its location for the last 20 years and have now downsized and have given you the opportunity to live in such a fabulous home.

It enjoys an elevated position in Beach Road, which is on the edge of the village, which is known worldwide for its superb sandy beach and forms part of the North Devon World Surfing Reserve, which also enjoys the adjoining beach at Puttsborough and also Croyde. The village itself has a useful range of amenities and facilities including a variety of shops, post office, restaurants and pubs as well as a medical centre, pharmacy, school and places of worship. The Victorian coastal town of Ilfracombe is 6 miles distant and Barnstaple, the regional centre, 14 miles distant and provides the area's main business, commercial, leisure and shopping venues as well as a district hospital and theatre. The M5 junction (junction 27) is just over an hour's travelling distance with the A361 North Devon link road and Tiverton Parkway is the nearest mainline rail station with Paddington in just over 2 hours. Exeter and Bristol provide international airports.

This sizeable detached house has adaptable 5 bedroom accommodation, which could possibly be extended into the vast roof space (subject to the necessary consents). The property benefits from mains gas fired central heating with an up to date boiler and UPVC double glazed windows and doors with the principle rooms all enjoying the vista over the beach and National Trust owned land. Two of the bedrooms also benefit from individual balconies. Externally, there is more than ample car parking and turning areas to the front, whilst to the rear are easy to maintain terraced gardens on two levels with a level lawn and a variety of flowering bushes, trees and shrubs as well as a summerhouse, useful shed and benefit from rear pedestrian access.

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Breathtaking Views Over Woolacombe Bay And Countryside
Individually Designed Non-Estate Detached Residence
Adaptable 5 Bedroom Accommodation With Potential To Enlarge
17'0 Dual Aspect Lounge With Wide Patio Doors
Separate Dining Room
14'0 Kitchen With Adjoining Utility
Luxury Shower Room
Master Bedroom With Balcony
4 Further Bedrooms (One With Balcony)
Large Family Bathroom
Extensive Car Parking And Garage
Mature Gardens To The Rear



ON THE GROUND FLOOR

Entrance Porch

With double glazed Entrance Door and further door to Reception Hall.

Reception Hall

With high quality laminate flooring, cloak hanging space. Double doors to Lounge and Dining Room. Staircase to First Floor.

Dual Aspect Lounge

17' 1" x 16' 1" (5.21m x 4.90m) With matching laminate flooring, fuel effect gas fire in modern surround. Double doors to Hall. Glazed door to Conservatory. Wide patio doors and fabulous far reaching views.

Dining Room

11' 2" x 10' 2" (3.40m x 3.10m) With double doors from Hall. Matching laminate flooring and doors to Conservatory.

Conservatory

11' 2" x 6' 11" (3.40m x 2.11m) With tiled floor and doors to front.

Bathroom

With high quality main shower, basin, w/c and ladder towel rail.

Utility Room

11' 6" x 10' 2" (3.51m x 3.10m) With working surface with space for washing machine and freezer. Vaillant gas fired boiler, tiled floor, understairs cupboard and door to adjoining Kitchen.

Kitchen

14' 5" x 10' 2" (4.39m x 3.10m) With a matching tiled floor, wood effect roll edged working surfaces with drawers and cupboards under, tiled surrounds, integrated dishwasher and fridge, matching eye level cupboards, sink unit and glorious views.

ON THE FIRST FLOOR

Spacious Landing

With fitted carpet. Access to the very large roof space (with potential for further accommodation subject to the necessary consents).

Bedroom One

17' 1" x 13' 1" (5.21m x 3.99m) With patio doors to BALCONY with outstanding coastal and country views.

Bedroom Two

13' 1" x 11' 2" (3.99m x 3.40m)

Bedroom Three

12' 2" x 9' 2" (3.71m x 2.79m) With BALCONY

Bedroom Four

11' 6" x 9' 2" (3.51m x 2.79m)

Bedroom Five

8' 10" x 5' 11" (2.69m x 1.80m)

Family Bathroom

8' 2" x 6' 6" (2.49m x 1.98m) Fully tiled with quality suite of a large panelled bath, basin, w/c and towel rail.

Outside

Approached off Beach Road over a tarmac entrance drive surrounded by mature shrubs and borders in a large parking and turning area, which leads to a SINGLE GARAGE with up and over door. A wrought iron gate leads to steps up to the Rear Garden with a central lawn and varieties of flowering shrubs and borders designed for ease of maintenance. Timber summerhouse. Side steps to a further area of shrubs with store shed and pedestrian rear access gate.

SERVICES

Services: All Mains Services Are Connected.

Council Tax Band: E (North Devon Council)

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

EPC Energy Rating: D

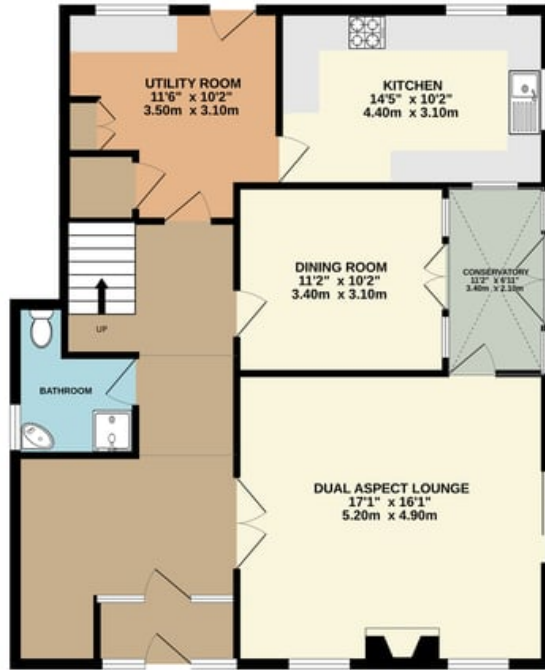
DIRECTIONS

Beach Road is the main approach route into Woolacombe and after passing the Royal Hotel, the property will be found five properties down on the right hand side with a For Sale board displayed.

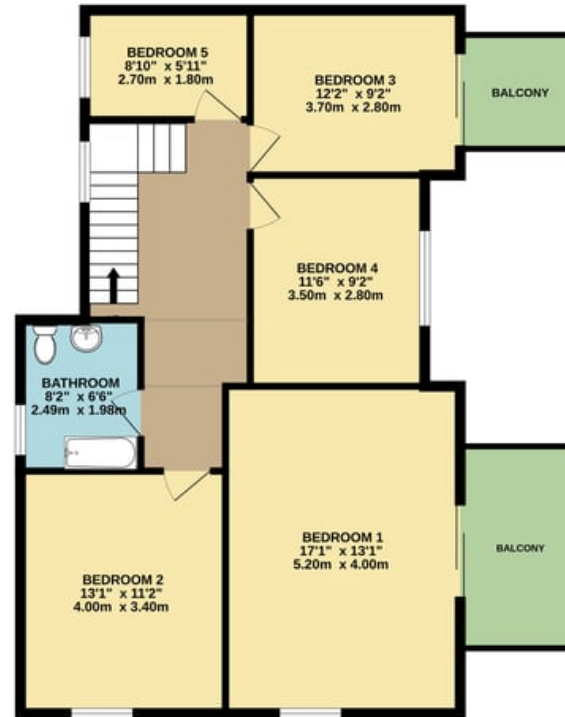
*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*



GROUND FLOOR
966 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 1790 sq.ft. (166.3 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(54-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

