

Cromlech House, Morteohoe



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Cromlech House

NO OPEN FIRE
IN THIS HOUSE





Step into seaside living at Cromlech House, a beautifully restored Victorian townhouse in the heart of the coastal village of Mortehoe. Perfectly suited for families seeking a second home or a lucrative holiday rental, this spacious four bedroom property offers a combination of contemporary home comforts, superb income potential and access to a rewarding coastal lifestyle in one of North Devon's most picturesque locations.

Your Coastal Lifestyle

Nestled in the charming village of Mortehoe, Cromlech House is superbly positioned just a 10-minute walk from the quiet coves of Grunta Beach and within easy reach of the world-renowned Woolacombe Bay, famous for its golden sands and premier surfing. For outdoor enthusiasts, the South West Coast Path is on the doorstep, offering stunning walks with breathtaking sea views, while the village itself is a haven of charm with a post office, chip shop, cosy pubs, and welcoming cafes all just a short stroll away.

Family Life and Relaxation

Spread across three light-filled floors, Cromlech House seamlessly blends modern seaside style with its original Victorian character. The layout is versatile and ideal for adapting to the needs of your family and/or rental guests. The highlight of the home is the large kitchen/dining room, the perfect space for entertaining and cooking up a culinary feast, with direct access to a communal garden.

The first floor boasts a small sun balcony, offering the perfect spot to enjoy some sea views, and watch the world go by, while the top floor provides stunning outlooks over open countryside and the coastline.

Income Potential

For those exploring holiday let opportunities, Cromlech House is ideally positioned to attract visitors year-round, thanks to its proximity to North Devon's iconic beaches, charming villages, and outdoor attractions. With its thoughtfully restored interior and location in an Area of Outstanding Natural Beauty, this property has proven appeal for discerning holidaymakers seeking something special. The property has been let as a successful holiday let by the current 'architect' owner and would be a convenient 'turnkey' investment.

With the exceptional benefit of a parking space directly outside there is no need to worry about dropping off luggage, surfboards or shopping when you or your guests arrive.

Explore North Devon

Mortehoe's picturesque village feel is complemented by its close ties to Woolacombe and nearby hotspots like Croyde, Saunton, and Ilfracombe. Whether you're surfing the waves, enjoying the local eateries, or hiking along the coast, this property places you at the centre of it all. With Barnstaple just 13 miles away and excellent transport links connecting you to the M5 and beyond, Cromlech House is as practical as it is charming. Cromlech House offers a rare chance to acquire a cherished family retreat, a thriving holiday rental and a unique piece of North Devon's spectacular coastline.

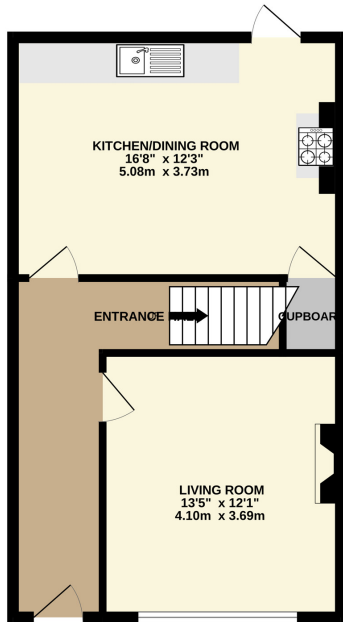
Specifications

All mains services. Gas fired central heating. Auxiliary solar panel heating for hot water. Fibre Broadband is currently connected.

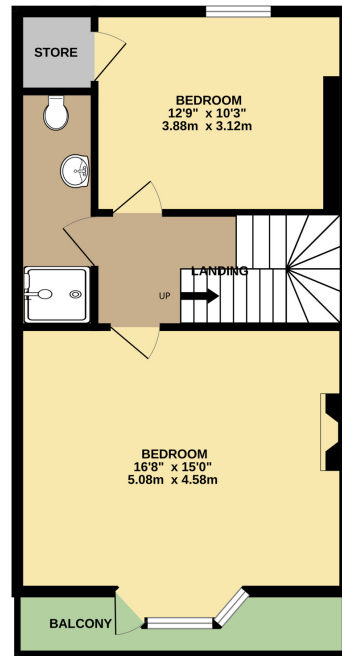




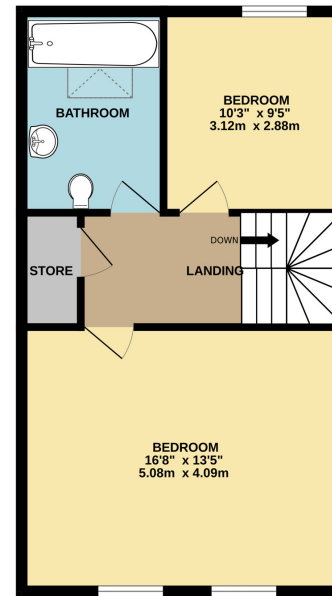
GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



2ND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Specifications

- Tenure: Freehold
- Mains gas, water and electric
- Communal Garden
- Off road parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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