

An Exceptional Detached 1930's House

Greenbanks Beach Road, Woolacombe, Devon, EX34 7BT

Asking Price

£1,400,000



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A Superb Home In First Class Condition With Outstanding Ocean Views

Greenbanks Beach Road, Woolacombe, Devon, EX34 7BT



We are delighted to offer for sale 'Greenbanks', a most attractive double fronted and detached 1930's house which has been the subject of recent and substantial modernisation and improvement works. The house sits in a slightly elevated position off Beach Road and so takes full advantage of the stunning views. There is convenient access to Woolacombe beach.

Only when viewed can the full feel of the house be truly appreciated and we recommend a viewing at the earliest opportunity to avoid disappointment. The present owners have changed what was a run of the mill house into what is now a home which is sure to appeal to those looking for a property offering space, light and comfort. The house faces south with views to the hills and countryside opposite. The views then swing around to the south west and takes Woolacombe Sands beach, Morte Bay and to Morte Point and the ocean beyond. In all, a stunning vista!

The house has been modernised, upgraded and improved and now benefits gas central heating, attractive uPVC double glazing, stripped and relaid roof, new chimneys and re wiring. The bright and airy rooms flow nicely and have been tastefully decorated and fitted to a high standard and as soon as you step foot into the house you immediately feel at home. There is access into Greenbanks from both sides, however, it is from the front that really gives the best impression. From the ample parking area, you ascend well lit stairs which open onto the huge sun terrace and BBQ area which takes full advantage of the quite outstanding views. From here there are french doors which take you into the double aspect sitting room.

Behind the house is a building plot which can be bought along with the house. This has detailed permission for a detached 2 bedroom chalet style home. Planning No. 76928. PRICE WITH THE PLOT IS £1,700,000. Therefore, this offers an opportunity to build for a dependent relative or for an income.

DETAILS

The accommodation is arranged over two floors with a side porch and entrance hall. This opens to the double aspect sitting room which has a most attractive feature fireplace, surround and hearth. The bay window takes in the whole view and doors lead out on to the sun deck. There are double doors which take you through to the dining room with a corner wood burner and also a bay window and view. This opens to the kitchen/ breakfast room which is very well fitted with extensive wall and base units with marble work surfaces. There is further marble work surfaces with space for a range and a breakfast bar. Excellent use of ceiling downlights and cupboard underlighting gives the kitchen and dining room very comfortable feel. To the rear of the house is a very useful utility room with a cloakroom off.

The stairs and landing have attractive bannisters with glass balustrades and, with the tall landing window, gives a light and airy feel. There are 4 bedrooms and a very well appointed family bathroom and a separate, similarly appointed shower room. All the bedrooms take full advantage of the superb rural, coastal and ocean views.

The house is approached from the front, from Beach Road. Here there is ample parking for many cars and vehicles. There is ample turning space and a lawned garden area. Immediately to the front of the house is a very large patio sun deck and BBQ area with a maturing palm tree. Here there is stainless steel and glass balaustrating. There is an area ideal to dine Al Fresco and then enjoy the benefits of a hot tub. Here there is a covered food preparation area with slate work surfaces and a sink, a shower, store shed and bin store. There is a raised decked area where everyone can lounge and enjoy the view, having just eaten. Further, there is a side deck and lower deck area where those wanting a quieter evening can retire to and enjoy a glass of wine.



'Greenbanks' is a very attractive 1930's detached house built to traditional cavity construction with pleasing re rendered elevations with attractive red brick reveals to the front door and red brick plinth. A particular feature is the red clay tiled roof. There is also a narrow veranda with posts, which spans the whole width of the front of the house and this, too has a pitched red clay tiled roof. It stands in a prominent position off Beach Road, set up and away from the road so it takes full advantage of the views. There is a pavement to the front of the car parking which provides a safe walk down to the village and the beach, so there is no need to drive and pay to park. All the bedrooms have superb open views over Woolacombe, the beach and the ocean beyond.

Woolacombe is a superb village which nestles nicely on the rugged north Devon coastline surrounded by National Trust land. Renowned for it's stunning and iconic sandy beach, which has been voted in top 10 best beaches in the world and No. 1 in the country. It's clean water is a draw for surfing enthusiasts and it now joins the likes of Malibu Beach as being a World Surf Reserve (WSR), the first UK beach to be awarded this accolade. It's miles of golden sands stretch south and merges with Putsborough Sands. It is a lively village with an array of amenities including chemist, Londis store, post office and pubs. There are restaurants, among them, Noel Corston; Michelin star.

Entrance Porch & Entrance Hall

With stairs to the first floor, an understairs storage cupboard and connecting doors.



VIEWING

By appointment through our
Phillips, Smith & Dunn Branton office-

Sitting Room 4 x 3.51 (13'1" x 11'6")

A bright double aspect room with double doors to the sun deck. Bay window with superb ocean views. Attractive feature fireplace with ornate surround and hearth. Double doors to:

Dining Room 4 x 3.29 (13'1" x 10'9")

Again with a double aspect, bay window and a corner wood burner with hearth. This rooms opens to:

Kitchen/ Breakfast Room 4.82 x 3.64 (15'9" x 11'11")

This has been very well fitted with an excellent range of base units and marble work surfaces, wall units with underlighting and some built in appliances. Further marble work surfaces and breakfast bar with space for a range. Door to side and store cupboard with gas boiler.

Utility Room 3.37 x 1.83 (11'0" x 6'0")

Excellent range or work tops and base units with plumbing for washing machine. Door to

Claokroom 1.81 x 1 (5'11" x 3'3")

With white low level WC and wash hand basin.

First Floor Landing

Attractive glazed balaustrading

Bedroom 1 4 x 3.51 (13'1" x 11'6")

Double aspect with fine views.

Bedroom 2 4.10 into bay window x 3.04 (13'5" into bay window x 9'11")

With Bay window affording fine views.

Bedroom 3 4 x 3.29 (13'1" x 10'9")

Double aspect windows with fine views.

Bedroom 4 4 x 2.59 (13'1" x 8'5")

Set to the rear of the house

Family Bathroom

Nicely tiled and a white suite with shower bath with shower over. Low Level WC and wash hand basin. Full mirror over with spot light. Chrome heated towel rail

Shower Room

With similar tiling and full wall to shower mirror with spot light. Low Level WC and His & Hers wash hand basin. Tiled shower with unit.

Car Parking

This is to the front and there is ample space for up to 8 -10 cars. There is a lawned garden area which extends to the pavement. There are 2 plant beds between which are the steps to the front of the house. These are lit and have glass balustrades.

Sun Deck

This extends the whole width of the house. To one side there is decking which is ideal to sit out and take in the view. The other side is ideal to dine Al Fresco and for a hot tub. There is a covered preparation area with sink with hot & cold taps, slate surfaces with storage below. There is a useful shower, ideal to wash away the sand from a busy day surfing and to clean wet suits.

There is a good size store shed and bin store. Access can be gained around the house and there are small, easy to maintain raised shrub beds to the rear. To the west side of the house is a further decked area and lower patio area with access to the parking.

NOTE:

There is a BUILDING PLOT to the rear. Permission was granted under app. no. 76928 in March 2023 for a single chalet style property. This has full residential use and offers tremendous potential for a dependent relative or as an investment to let for a regular income. It can bought separately for £300,000 or with the house at £1,700,000



TENURE:

Freehold.

SERVICES:

All Mains Are Connected.

ENERGY PERFORMANCE CERTIFICATE:

To Be Confirmed

COUNCIL TAX BAND:

E

LOCAL AUTHORITY:

North Devon
01271 327711

DIRECTIONS

From Barnstaple proceed to Braunton on A361. At the village centre, continue on signed to Ilfracombe. Continue through Knolwe, past West Down and at Mullacott roundabout, turn left to Woolacombe. Continue on and down into Woolacombe. Go past The Royal Hotel and a little further on Greenbanks will be seen on the right with For Sale board displayed. There is ample parking found directly in front of the property.



VIEWING

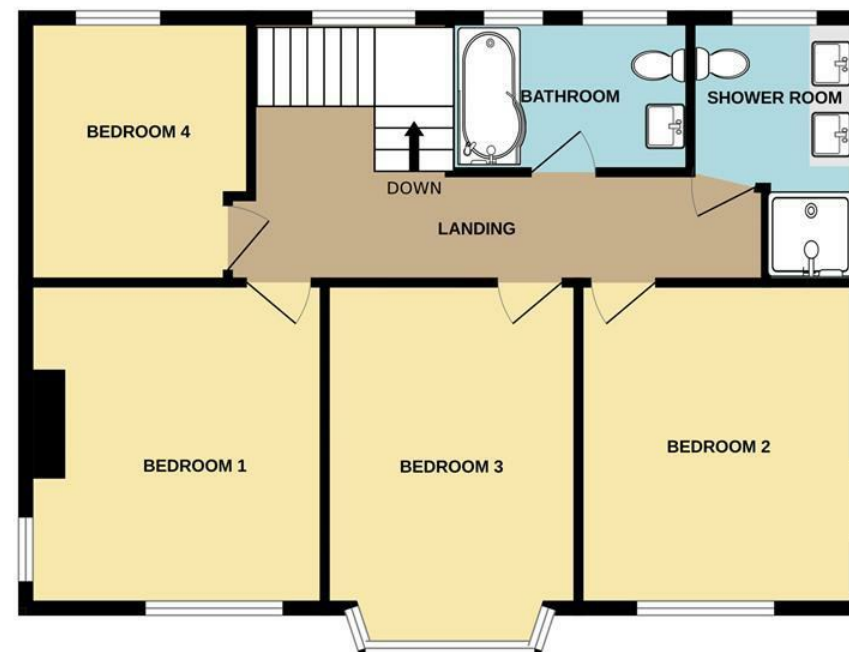
By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Braunton Office
01271 814114



GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
757 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 1610 sq.ft. (149.6 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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