



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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Entrance/Pool Room
6.98 max x 4.31 max (22'10" max x 14'1" max)

Entrance Hall
4.58 x 3.66 (15'0" x 12'0")

Bedroom 1
4.66 x 4.17 (15'3" x 13'8")

Bedroom 1 Ensuite
2.62 x 2.14 (8'7" x 7'0")

Bedroom 1 Office/Massage Room
2.68 x 2.41 (8'9" x 7'10")

Bedroom 2
5.16 max x 2.99 max (16'11" max x 9'9" max)

Bedroom 2 Ensuite
1.83 max x 1.59 max (6'0" max x 5'2" max)

Bedroom 3
4.68 max x 3.62 max (15'4" max x 11'10" max)

Bedroom 3 Ensuite
2.25 max x 1.51 max (7'4" max x 4'11" max)

Bedroom 4
4.69 x 3.95 into cupboard (15'4" x 12'11" into cupboard)

Bedroom 5
4.56 x 3.15 (14'11" x 10'4")

Utility/Boiler Room Under Bedroom 5

Kitchen/Living Room
12.21 max x 7.00 max (40'0" max x 22'11" max)

Dining Room
4.18 max x 4.74 max (13'8" max x 15'6" max)

Upstairs WC

Double Garage
6.59 x 6 (21'7" x 19'8")

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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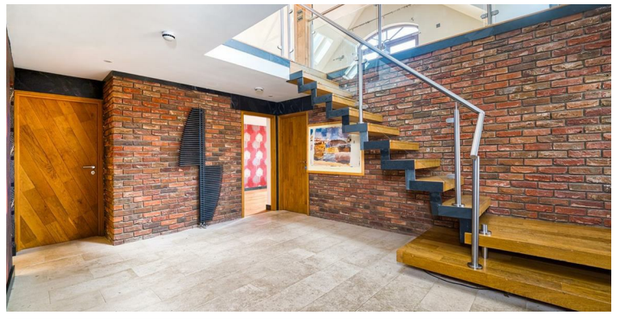
A Spacious 5 Bedroom Family Home With Sea Views

Brambles Sandy Lane, Woolacombe, EX34 7DW

Guide Price
£1,150,000

- 5 Bedroom Detached Family Home
- NO ONWARD CHAIN
- 1 Bathroom & 3 Ensuites & WC
- Large Double Garage & Parking
- Large Open Plan Kitchen/Living Room
- Balconies & Sea Views
- Pool Room & Massage Room
- A Wonderful Family Home
- EPC: C

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Welcome to this truly individual five-bedroom detached residence, occupying a generous plot in an elevated position within one of Woolacombe's most sought-after locations. Enjoying magnificent far-reaching views across Woolacombe Beach and the sea, the property offers the enviable combination of space, privacy and coastal living, while remaining within easy reach of the village and beach. Built circa 2005 and offered to the market for the first time, the property is also available with NO ONWARD CHAIN.

Approached through a gated entrance, the driveway provides ample parking for several vehicles and leads to a good sized double garage, ideal for secure parking, storage or workshop use.

Upon entering, you are welcomed into a glazed pool room, housing a covered swimming pool and providing a wonderfully versatile leisure space. Beyond lies the striking entrance hall, where exposed brickwork and a contemporary oak and steel staircase with glass balustrading immediately set the tone for this distinctive home. The first floor is definitely a highlight. The exceptional open-plan kitchen and living space measuring approximately 12m x 7m, with vaulted ceilings, oak flooring and an abundance of natural light. The well-equipped kitchen offers extensive worktop and storage space centred around a generous island, while the living area provides superb flexibility for entertaining and everyday family life. An impressive arched doorway opens onto a glass-fronted balcony, framing the breathtaking panorama across Woolacombe Beach and the coastline beyond. A separate dining room provides further entertaining space, with French doors opening onto another balcony. A distinctive double-sided fireplace with exposed brickwork and a mantle forms a characterful centrepiece between the living and dining areas. The lower level provides five generously proportioned bedrooms, three benefiting from en suite facilities. The main bedroom is particularly impressive, featuring a four-piece en suite with a freestanding claw-foot bath, together with an adjoining study or massage room and direct access outside. This could also be used as a bedroom if needed. Bedroom five also provides access to the useful boiler room below.

Outside, the gardens offer a mixture of balconies, terraces and lawn, with a patio area providing an excellent setting for outdoor dining and the current hot tub is based on the patio, positioned to make the most of the wonderful coastal outlook. The lower garden offers a good-sized lawn surrounded by established greenery, creating a pleasant and private outdoor retreat. Here there is potential for a possible building plot subject to planning permission. Therefore, this could be subject to an overage clause (To be confirmed).

A genuinely distinctive coastal home in a superb Woolacombe setting, offering generous accommodation, excellent outside space and views that need to be seen to be fully appreciated. Early viewing is highly recommended.

Services

All Mains Connected.

Council Tax band

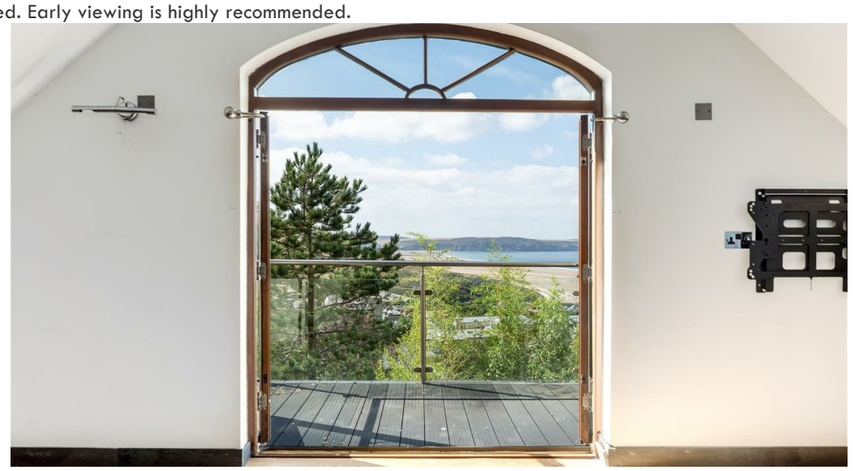
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EPC Rating

C

Tenure

Freehold








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.

Barricane & Combesgate beaches are close by whilst, going North, to the top of the hill, is the charming village of Mortehoe. The South West Coast Path runs through the village and continues on south and north to Victorian Town of Ilfracombe. Here there are a very good range of shopping facilities and the award winning Landmark Theatre. Braunton village is just under 7 miles to the south where, close by, the further beaches at Croyde and Saunton. Here, there is also The Saunton Golf Club which has 2 Championship courses.

A further 5 miles from Braunton, is the main north Devon town of Barnstaple which has access to the M5, via The North Devon Link Road. The Tarka rail line connect to Exeter which picks up the main route to London.

