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## Luxury House with Ocean Views

Windrift Western Rise, Woolacombe, Devon, EX34 7AG

Asking Price

**£1,200,000**

- Superb Detached Residence
- Outstanding Accommodation
- Large Sun Terrace & Views
- Glorious Ocean Views
- NO ONWARD CHAIN
- Large Garage & Ample Parking
- Sought After Location
- First Floor Master Suite
- Viewing Essential

### Directions

From Braunton, continue on the A361 to Ilfracombe. Floop through the village of Knowle and past West Down. At Mullacott roundabout, take first left to Woolacombe. Continue on this road along and down toward the village. After the 'S' bend, continue down the hill on Beach Road. and Western Terrace is the first on the right with 'Windrift' up on the left.

**Looking to sell? Let us value your property for free!**

Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

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## Room list:

### Storm Porch & Hall

**Open Plan Living Room & Kitchen**  
8.46 x 4.79 (27'9" x 15'8")

**Bedroom 2**  
4.10 x 3.01 (13'5" x 9'10")

**Bedroom 3**  
3.29 x 3.10 (10'9" x 10'2")

**Lovely Shower Room**  
3.10 x 1.70 (10'2" x 5'6")

**First Floor Suite with Landing**  
4.95 max x 2.72 (16'2" max x 8'11")

**Master Bedroom**  
5.24 x 4.95 (17'2" x 16'2")

**Dressing Room (Bed 4)**  
4.95 x 2.89 (16'2" x 9'5")

**Luxurious Bathroom**  
4.95 x 4.07 (16'2" x 13'4")

**Integral Garage**  
6.49 x 4.31 (21'3" x 14'1")

**Store Room**  
5.15 x 1.55 (16'10" x 5'1")

**Fantastic Wrap Around Sun Deck**

**Ample Parking & Gardens**

'Windriff' is a very deceptive detached residence located in one of the most sought after locations in the region. It sits nicely above Woolacombe in a quiet cul de sac which offers a magnificent south facing aspect over National Trust land and around to Morte Bay and the ocean beyond. Forming part of Western Rise, a cul de sac of individual homes, this is an excellent opportunity to acquire a superior home which is offered in first class order throughout. There is double glazing and underfloor gas heating throughout.

Externally, the property is deceiving and only with a full viewing can the accommodation and location be fully appreciated. The accommodation flows nicely and you enter the house from a large and useful covered entrance porch to the 'L' shaped hall. There are 2 good size ground floor bedrooms and a shower room. The superb open plan kitchen/ living room is the hub of the house, This spacious and bright room works well with very attractive engineered oak flooring. It is very well fitted with a large central island with a chiller & 'Quooker', breakfast bar and a good range of built in appliances around. There are 2 sets of tri fold doors which lead out onto the large sun deck which wraps around the house. This takes full advantage of the breathtaking views to the ocean from both inside and outside of the house.

To the whole of the first floor is an impressive Master Suite which includes a spacious bedroom with Juliet Balcony & views, a large dressing room (which could also be used as a 4th bedroom.) and a good size landing. Also, there is a luxury bathroom room which has been fitted to a very high standard. This comprises a wet room area, WC, a free standing slipper bath and his & hers floating wash basins.

The property stands in an elevated position on an easily maintainable plot which offers excellent off road parking for many vehicles to the top and a drive down to the property. This has a large integral garage which has a useful utility area. This leads to a storage area to the rear of the property. The very generous sun deck wraps around the house and takes full advantage of the views and is ideal for entertaining and al fresco dining. With attractive glass and stainless steel balustrades it is also safe for children to play on and purely, just to enjoy the sun. There are two lawned garden areas. The first is to the front of the house and the other is to the lower area, beyond the sun deck. This is level and then slopes away to the boundary. The side of the sun deck provides for a good climbing wall.

## Services

ALL MAINS

## Council Tax band

D

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on 01271 814114



Woolacombe is a superb coastal village famed for its splendid beach with it's miles of sand and is renowned for it's cleanliness. It has been voted one of the best beaches in the world and, more recently, has become the first UK beach to join the likes of Malibu, to be a World Surf Reserve (WSR) which recognises the quality of surf.

The village nestles nicely on the north Devon coast, through which the South West Coastal Path runs. This offers many miles of splendid walks along the rugged coastline. There is a Post Office & stores in the village, a primary school, medical centre and pharmacy, pubs and restaurants, including a Michelin star.

The nearest town is Ilfracombe, a large Victorian town with it's delightful harbour and Damien Hirsts' 'Verity' sculpture. Here there is a wider choice of amenities including superstores, secondary school and The Landmark Theatre. Barnstaple, the main north Devon town, is 14 miles to the south and has excellent covered shopping in the centre and out of town shopping at Roundswell. There is a brand new leisure centre and Tarka Tennis Centre and The Queen's Theatre..

Access to M5 Motorway is via The North Devon Link Road to junction 27. The Tarka Railway Line connects to Exeter, in the south, and this picks up a direct route to London.

'Windriff' is an exceptional opportunity to buy an outstanding home, ideal for a growing family. Alternatively, it will make for an ideal and very comfortable 'lock up and go' holiday home which would effortlessly, accrue an income from the lucrative holiday home market.

