



## Immaculate Home With Glorious Views

Dunes, 52 Chichester Park, Woolacombe, Devon, EX34 7BZ

Asking Price

**£750,000**

- Highly Desirable Location
- Excellent & Spacious Rooms
- Marine Grade Double Glazing
- 3 Double Bedrooms, 2 Bathrooms
- 2 Recep. Rooms, Howdens Kitchen
- Large Sun Deck, Parking For 3 Cars
- Excellent Storeage & Clever Utility
- Very Well Stocked Garden
- BreathTaking Ocean Views

## Directions

From Brunton centre, proceed on A361 to Ilfracombe. Pass through Knowle and past West Down. At Mullacott Cross roundabout, turn left signposted to Woolacombe. Proceed along Station Road, passing the service station on your right. Follow down to the sharp S bend into Beach Road and pass the Royal Hotel on your right. Take the next right hand turn into Springfield Road. Follow the road to the top where you turn to the left into the cu de sac. Go right to the bottom and the property will be in front of you.

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# Room list:

## Entrance Hall

**Lovely Light Sitting Room**  
6.61 x 4.97 narr 3.12 (21'8" x 16'3" narr 10'2")

**Sun Deck**  
6.61 x 2.60 (21'8" x 8'6")

**Kitchen Fitted By Howdens**  
3.89 x 2.77 (12'9" x 9'1")

**Dining Room**  
4.37 x 2.43 (14'4" x 7'11")

**Shower Room**  
1.79 x 1.77 (5'10" x 5'9")

## Lower Ground Floor

### Inner Hall With Store & Utility Cupboards

**Bedroom 1**  
5.78 x 3.57 max (18'11" x 11'8" max)

**Bedroom 2**  
5.73 x 3.11 (18'9" x 10'2")

**Bedroom 3**  
4.73 x 2.38 (15'6" x 7'9")

**Bathroom**  
2.37 x 2.63 narr 1.68 (7'9" x 8'7" narr 5'6")

## Superb & Well Stocked Gardens

### Off Road Parking For 3 Cars

We are delighted to bring to the market 'Dunes', a quite superb detached split level residence which is offered for sale in immaculate order. This very deceptive home was intelligently extended by the present owners in 2009. It includes some clever additions making this a home offering easy living but all focused on the main selling point; the breathtaking views. These take in the beach, Hartland, Lundy and Bull Point and in days gone by 3 lighthouses could be seen from the plot.

There are many features which make this a very comfortable and easy to run home. Oak floors flow virtually through the house and the sun deck takes full advantage of the view and is of Millboard Composite together with 100% stainless steel and glass balustrading. The main bedroom has attractive wall panelling and all the bedrooms have French doors to the lower sun deck. The lower ground floor lobby has excellent storage with an ingenious utility area which keeps the washing machine etc. conveniently out of the kitchen. There is the benefit of mains gas heating with some anthracite verticle radiators and marine-grade aluminium double glazing.

The light and airey rooms comprise an entrance hall and shower room. This is just by the front door, so ideal to de- sand after a day at the beach. The hall opens up into the good size living room which is over 6 meters long. This is a very comfortable room with fine views, a wood burner and sliding doors to the generous sun deck. The Howdens fitted kitchen has some Bosch appliances. There is access from the kitchen and the living room to the seperate dining room.

The landing down to the lower ground floor has built in shelving and back lighting making a lovely evening mood feature. The hall has storage and clever use of space for a utility. The 3 double beds are bright, whilst the bathroom has been very well appointed.

The house stands on a good size plot which is approached by off road parking for 3 cars and laid to brick paving. There is side access to the rear garden which has be thoughtfully set out over different levels. The owners have had a keen eye to create a garden which is slightly tropical with lush architectural plants arranged around the various sitting areas including a large deck, patio and gold gravel . There is a hot tub with power, a water harvster and good size shed/workshop. To one side is a kitchen garden and steps to the front of the house.

We unhesitatingly recommend a viewing to fully appreciate this beatiful home, the wonderful gardens and the breathtaking beach, coastal and oceam views.

## Services

All Mains Connected

## Council Tax

E

## EPC Rating

C

## Tenure

Freehold

## Viewings

Viewings via the Braunton office. Call us on (01271) 814114

