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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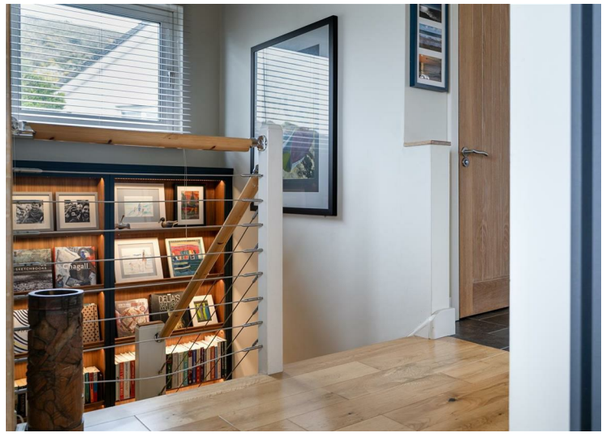
Immaculate Home With Glorious Views

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

Asking Price

£750,000

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



We are delighted to bring to the market 'Dunes', a quite superb detatched 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, whlist 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 reccommend 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 ofice. Call us on (01271) 814114

Chichester Park is situated in the highly desirable coastal village of Woolacombe, famed for its huge expanse of superb sandy beach which merges with Putsborough Sands to the south. The property stands to the bottom of a quiet cul de sac in an elevated position and therefore, takes full advantage of the fine views to the coast and ocean beyond. Chichester Park offers very easy access to the wonderful beach and the centre which has a good range of amenities including Primary School, Church, Post Office, Stores and a good number of Restaurants (Michelin Star) and Public houses.

Woolacombe of course, has a superb sandy beach and has been voted one of the Top 10 Beaches in the World and in the Top 5 in the country. The main beach is perfect for all levels of surfing and, during the holidays and summer months, offers the security of a fantastic lifeguard team. As well as the main beach, Woolacombe has several smaller bays which are really worth a visit. Barricane, or 'White Shell Beach' and Combesgate are the perfect nursery beaches with their sheltered spots and deep rock pools. During the summer months, you can join many locals from 5pm on Barricane for delicious Sri Lankan curry, and watch the sun go down.

The town of Ilfracombe is close by with its beautiful working harbour, rugged coastline, shops, Tesco super store and restaurants. Now famous for Damien Hirst's imposing 20m sculpture 'Verity', the local arts community grows stronger every year, with the Art Trail and Film Festival attracting visitors from far and wide. Ilfracombe is fast becoming the food capital of north Devon, gaining its first Michelin starred restaurant in 2017, and with many other superb restaurants to choose from – why go any further for dinner? There is a wide range of boat trips and water sports available from the harbour.

The market town of Barnstaple situated to the south east and here there is excellent covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell where there are a good choice of super stores. There is access to The North Devon Link Road which provides a convenient route to the M5 motorway and Tiverton Parkway rail station. The delightful Tarka Train Line connects to Exeter in the South which picks up the direct route to London Paddington.

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