

VIEW OF ROCKHAM BAY FROM THE PROPERTY



STAGS

2 Rockham Bay
View

2 Rockham Bay View

North Morte Road, Morteohoe, Woolacombe,

Shops walking distance. Path to beach nearby. Woolacombe 1 mile.

- Entrance Hall, Cloakroom
- Large Lounge/Dining Room
- Kitchen, Gas C. Heating
- 4 Bedrooms, 2 Bathrooms
- Courtyard Garden, 2 Parking Spaces,
- Ideal 1st/2nd home/UK base
- Superb sea views

Guide price £450,000

SITUATION AND AMENITIES

Rockham Bay View is elevated above a no through road and overlooks National Trust land and enjoys simply breathtaking views over the Bristol Channel. Close by there is direct access to the South West Coast Path offering a wide variety of trails and walks and a number of local Beaches including Rockham Beach itself. Morteohoe is on the borders of Woolacombe and these twin villages stand on the Atlantic Coast in North Devon. Woolacombe is famous for its 3 mile sandy bay between Baggy and Morte Points and regularly receives blue flag and premier seaside beach awards and also has become one of Devon's premier surfing destinations. Morteohoe and Woolacombe villages offer a good range of shops, restaurants, bar and leisure activities and are surrounded by National Trust land. Morteohoe village centre is literally within a few minutes level walking distance, the well regarded villages of Croyde and Saunton are both located a short drive away each offering further sandy beaches, and in the case of Saunton, a popular championship golf course. Nearby Ilfracombe has an attractive harbour and supermarket and Exmoor National Park and Lynton/Lynmouth in dramatic coastal scenery are also easily accessible by car. North Devon's main trading centre, Barnstaple, is approximately 12 miles and offers a wider range of amenities and facilities one would associate with a large town. It also provides transport links on to the A361(North Devon Link Road) which in turn connects to the M5 Motorway at Junction 27 where rail links to London (Paddington) in about 2 hours can be found at Tiverton Parkway. The nearest airports are at Bristol and Exeter.

DESCRIPTION

The definite 'Wow' factor of the property are the dramatic, panoramic views over the Bristol Channel and the contrasting inland views over the National Trust farmland. The property has been recently remodelled, including new floor coverings, bathroom, redecorated throughout and has many new fixtures and fittings including a new boiler. The property presents colour wash rendered elevations with double glazed, hardwood mahogany windows and doors beneath a tiled roof. We understand that the 4 cottages at Rockham Bay View were built by the vendor around 1990 and this particular house, which is the largest, for their own occupation and have lived there ever since. Internally the property is not unlike the tardis as the accommodation is deceptively generous, spacious and versatile. There may even be scope for dual occupation. The property is considered ideal as a principal residence, second home, UK base or holiday let. We understand that one of the other cottages is regularly rented out with the weekly rate in peak season quoted as much as £1575.00 per week (we believe that this is a 3 bedroom cottage and therefore number 2 has potential to achieve a higher figure as it offers 4 bedrooms). Externally there is a front patio area and courtyard rear garden, along the road is a parking bay. The layout of accommodation is more clearly identified upon the accompanying floorplans but comprises:



A smartly presented semi detached house offering deceptively spacious family accommodation & enjoying fine sea views





GROUND FLOOR

Front door to:

ENTRANCE HALL

Cupboard under stairs.

CLOAKROOM

Newly fitted suite, comprising low level WC, wash hand basin, wall mounted gas fired boiler for central heating and domestic hot water.

SITTING/DINING ROOM

A very spacious through room. The Sitting area features an attractive bow window allowing wonderful views over National Trust land and towards the sea, there is a stone fireplace with open fire, adjoining TV plinth topped with solid wood and on the other side a pair of cupboards with shelving above. Arch to:

DINING AREA

With a window to courtyard. Multi paned glazed door to:

KITCHEN

With good range of painted solid oak units incorporating 1 ½ bowl stainless steel sink unit with single drainer, adjoining work surfaces, drawers cupboards and appliance space under, matching wall mounted cupboards, plumbing for washing machine, oven with 4 ring gas hob above, extractor hood over, space for free standing fridge/freezer, tiled floor and partly tiled walls, ladder style radiator, half glazed door to courtyard.

FIRST FLOOR

LANDING

Trap to loft space.

BEDROOM 1

Views to sea and National Trust land.

EN-SUITE BATHROOM

With wood panelled bath, Mira shower unit, shower screen, pedestal wash basin, low level WC, strip light/shaver point, extractor fan.

BEDROOM 2

Window to rear,

INNER LANDING

BEDROOM 3

Window to rear.

BEDROOM 4

Window to rear

FAMILY BATHROOM

A newly fitted bathroom with panelled bath and shower attachment above and glazed screen, low level WC, vanity wash basin with mixer tap, strip light/shaver point, tiled floor and partly tiled walls.

OUTSIDE

To the front of the property is an enclosed terrace, once again enjoying the best of the views. There is then access to the left hand side of the property to the rear where there is a paved courtyard with retaining wall behind. The property also benefits from 2 private parking spaces.

DIRECTIONS

As you enter Morteohoe with the village centre ahead of you, turn right immediately after the post office into North Morte Road. Continue for about 400 yards and the property will be found above the lane on the right hand side approached by steps, the parking bay is further along the road on the left hand side immediately before the car park to Bluestone Point which is a block of apartments beyond.

SERVICES

All mains services, gas fired central heating, newly installed Baxi boiler with 7 year warranty.





These particulars are a guide only and should not be relied upon for any purpose.



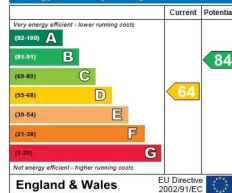
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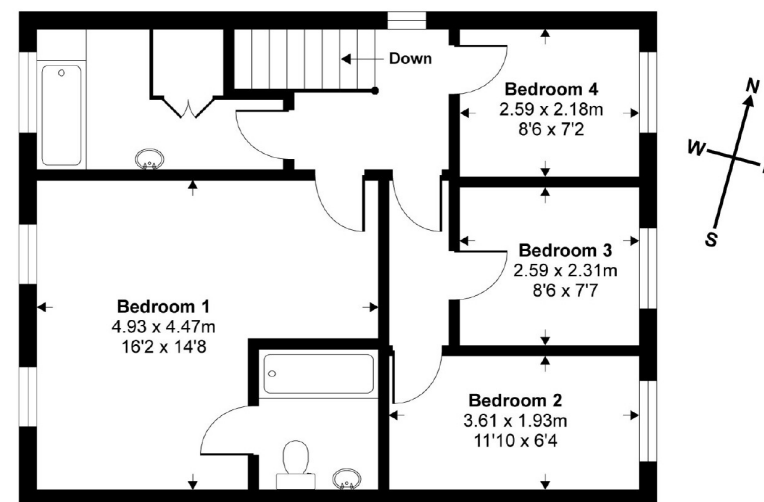
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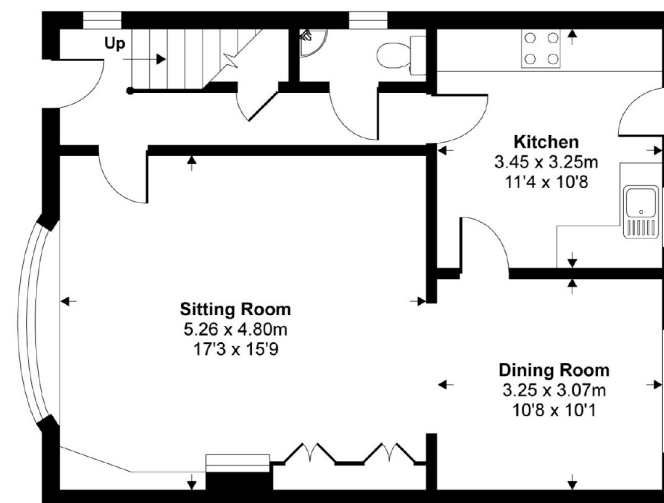
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (49-54)		
F (45-48)		
G (35-44)		
Not energy efficient - higher running costs		
England & Wales		



Approx. Gross Internal Floor Area
116.4 Sq Metres 1253 Sq Ft



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale