

1 Mortehoe Apartments

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Mortehoe, Woolacombe, Devon, EX34 7DZ

Within walking distance of village amenities. Within easy access of the beach

A two bedroom apartment on the Woolacombe side of Mortehoe, with a private entrance, patio area, two private parking spaces & a separate garage

- A spacious two bedroom (both ensuite) sea-facing apartment
- Private entrance & patio area
- Large communal grounds
- Easy access to the beach
- Leasehold with share of Freehold
- Two reception rooms
- Two private parking bays & single garage
- Close proximity to Woolacombe & Mortehoe
- Ideal holiday home
- Council Tax Band D

Guide Price £399,950

SITUATION & AMENITIES

Set on high ground enjoying stunning sea views as well as breath taking sunsets. The property is literally opposite Grunta Beach (which can be accessed only by foot) and is surrounded by land in the ownership of the National Trust. Mortehoe which features several tea rooms and pubs, a 13th Century church and Mortehoe Heritage Centre - which recounts the area's rich maritime history, are all within a healthy walking distance. Mortehoe is also the starting point of many scenic walks along this dramatic stretch of coastline and there is a path directly opposite to Morte Point. Just North of the village, and reached only by foot is Rockham Beach, lying at the base of a 100ft cliff, an ideal location for a peaceful day on the beach. The coastal village of Woolacombe is a short distance and is popular with both families and surfers alike due to its 3-mile-long golden sandy beach. Woolacombe offers an interesting choice of shops, bars and restaurants and the famous surfing beaches of Croyde, Putsborough and Saunton (also with Championship golf course) are all within easy reach. North Devon's Regional Centre, at Barnstaple, is about 13 ½ miles and offers top high street names and independent stores/boutiques as well as live theatre and North Devon district hospital. At Barnstaple, the A361 gives access in a further 45 minutes or so, to Junction 27 of the M5 Motorway at Tiverton and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Exmoor National Park is about half an hour by car. The nearest International Airports are at Bristol and Exeter.







DESCRIPTION
1 Mortehoe Apartments is a unique two bedroom (both ensuite) apartment with a private entrance and patio to front the elevation, enjoying the incredible sea views which is hard to match. There are communal grounds to below the road level which is a flat lawned area with outside seating to soak in the fantastic coastal views on offer. There are two private parking bays and separate garage.

ACCOMMODATION
As you enter the apartment, there is a living room with sliding doors out onto the private patio. These enjoy the fantastic sea views and have been fitted with tasteful shutters. There is separate reception room - currently utilised as a dining room. This also has sea views with a private door to the terrace. The kitchen is fitted with a mixture of wall and base units. The bedroom accommodation is well proportioned, with two double bedrooms - both of which have ensuite shower rooms. There is additional built-in storage for these rooms.

OUTSIDE
The property benefits from valuable two private parking bays to the front elevation. Additionally there is a private garage within the parking area, this provides great storage and is rare to be offered with an apartment. To the front elevation there is a private patio area, surrounded by railings, providing incredible sea views.

There are communal garden areas which consist of rear lawned gardens with seating areas - also with stunning sea views, and a lower communal garden accessed from the car park - a level lawned garden with picnic benches. These areas are a real asset to the property and are ideal for use in the warmer months. The beach can be accessed via short walk along the National Trust path and down a few steps.

SERVICES
All mains services are connected.

DIRECTIONS
W3W///tidal.analogy.flown

SPECIAL NOTE
There is a monthly service charge of £150. We understand that the Management Company intend to apply an annual inflation-linked increase to this charge.

SPECIAL NOTE II
This property has a restriction in place that does not allow for it to be used as a holiday let.

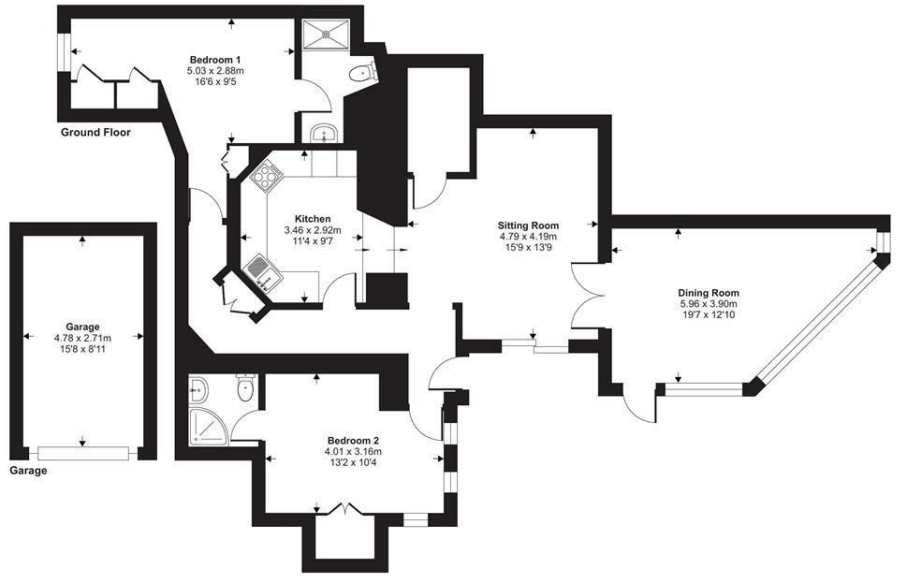






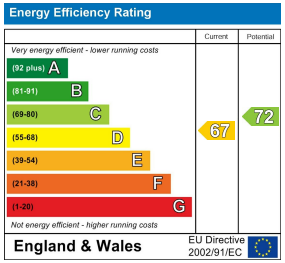
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30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833