



Victoria House, Morte-hoe, Woolacombe, Devon

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Victoria House, Chapel Hill, Mortehoe, Woolacombe, Devon EX34 7DZ

An impressive semi-detached house with a detached annexe and outbuilding, set in a spectacular coastal position offering breathtaking views.

Woolacombe 1.0 miles, A361 4 miles, Ilfracombe 6.0 miles, Barnstaple 12.5 miles, Barnstaple mainline station 13 miles, Exeter 53 miles

Reception Hall | Drawing room | Sitting room
Kitchen/breakfast room | Utility | Shower room
Principal bedroom with en suite shower room
Three further bedrooms, one en suite | Office
Cloakroom | Balcony | The Lookout studio
Beach Retreat with living space/bedroom & shower room | Double garage | Garden
EPC rating D

The property

Victoria House is a beautifully appointed semi-detached home that exudes warmth and features elegant styling, combining modern décor with attractive original details, such as high ceilings, large sash windows, fine detailed corncicing and ceiling moulds and original fireplaces. Set in a remarkable waterside position, the property offers breathtaking panoramic views over Mortehoe Bay and the National Trust headland of Morte Point and further benefits from a detached annexe and outbuilding providing versatile accommodation options and income potential.

A welcoming entrance hall with a mahogany solid wood floor leads through to the ground floor reception rooms. The drawing room has a large bay window providing a wealth of natural light as well as coastal views and an original Edwardian fireplace with tiled detailing. Double doors connect to the sitting room at the rear which could be closed off to provide a snug with a woodburning stove and French doors

that open onto the rear enclosed courtyard. The ground floor also has a 29ft open-plan dining area and kitchen with a large bay window and an adjoining larder and utility with fitted storage. The kitchen has fitted units to base and wall level, a large central island with a breakfast bar, Iroko solid wood worksurfaces, integrated appliances and space for a family dining table. Also on the ground floor is a contemporary shower room. There are three well-appointed double bedrooms on the first floor, including the generous principal bedroom which has an en suite shower room and a dual aspect with a Juliet balcony taking advantage of the exceptional views. The second bedroom also benefits from a Juliet balcony and an en suite bathroom with a freestanding bath as well as a cast iron ornate fireplace. To the rear of the first floor there is a cloakroom and French doors that lead to a further balcony and the rear terraced garden. The second floor offers a further double bedroom with eaves storage as well as a useful office space.

Outside

Steps lead up to the entrance of the property and to the terraced garden above the garage where the detached Beach Retreat is positioned. The Beach Retreat offers an open-plan living space/bedroom with a kitchenette and a shower room with a large patio area providing an elevated view over the coast. The Retreat has planning consent granted to be retained as ancillary accommodation to the main house and has double glazed windows, electricity and heating and a pine vaulted ceiling. The terraced garden to the rear of the property provides numerous elevated seating areas as well as access to an additional two-storey outbuilding called The Lookout. Currently used as a studio space, The Lookout provides opportunities for further accommodation subject to obtaining any necessary consents. The studio has an electric storage heater and its own area of paved and gravel terracing and a timber deck with magnificent views across the coastline. Victoria House has off-road parking space at the front of the property as well as a double garage with a remote-controlled door. A resident's permit may also be applied for to obtain additional parking space in Mortehoe car park.











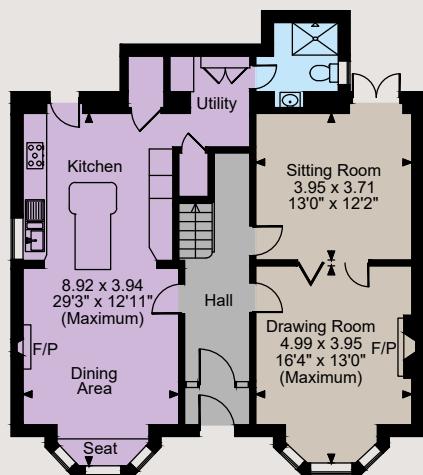
Location

Victoria House is ideally situated in the desirable village of Morteohoe overlooking the superb World Surfing Reserve of Woolacombe beach. For those who enjoy outdoor pursuits, the property is perfectly situated for water sports, surfing and swimming, as well as being adjacent to miles of footpaths to explore including the South West Coast Path in this unspoilt National Landscape. Situated between the highly desirable villages of Morteohoe and Woolacombe, Victoria House also enjoys access to a wide range of amenities including shops, eateries, public houses and Post Offices. The historic town of Ilfracombe offers further amenities, including supermarkets and schooling, with the regional centre of Barnstaple providing a vast array of local and national retailers, leisure facilities and a mainline railway station. The A361 North Devon link road offers convenient connections to Exeter, the motorway network and further afield.

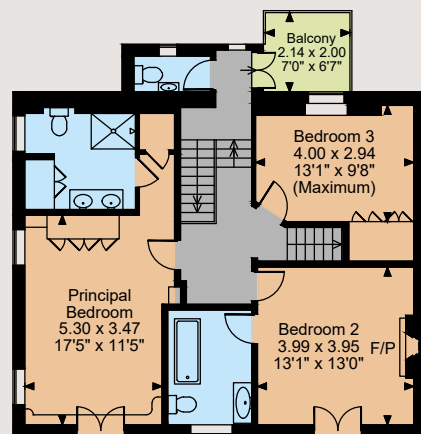


Floorplans

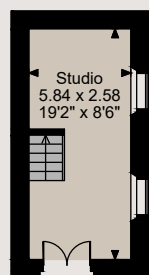
House internal area 2,064 sq ft (192 sq m)
Garage internal area 353 sq ft (33 sq m)
The Lookout internal area 319 sq ft (30 sq m)
Beach Retreat internal area 194 sq ft (18 sq m)
Balcony external area 46 sq ft (4 sq m)
For identification purposes only.



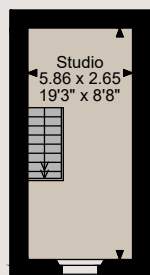
Ground Floor



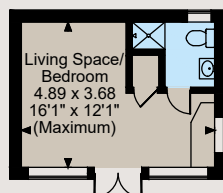
First Floor



The Lookout
Ground Floor



The Lookout
First Floor

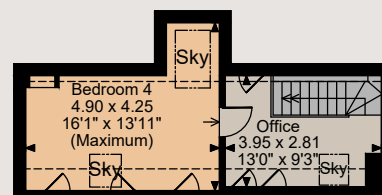
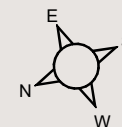


Beach Retreat

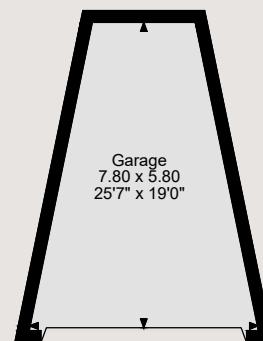
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dia/8584729/DBN



Second Floor



Directions

From Exeter, take the A396 north away from the city, and after passing through Tiverton, take the A361 heading west towards Barnstaple. Follow the A361 for 19 miles, then at the North Aller Roundabout, take the fourth exit onto the A399. Follow the A399 for 14.3 miles, then turn left onto the A3123/Long Lane. Continue for 7 miles, then head straight on at the roundabout onto the B3343. After 1.8 miles, turn right onto Mortehoe Station Road and continue for 2.2 miles, after which you will find Victoria House on the left.

What3Words///plants.uptake.linguists brings you to the property's driveway.

General

Local Authority: North Devon District Council

Services: Mains electricity, gas, water and drainage. Super-fast Fibre Optic broadband installed.

Council Tax: Band D

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £1,250,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.

