

gth



MORTEHOE

Woolacombe - Devon



SUMMER HAZE COTTAGE

Mortehoe - Woolacombe - Devon - EX34 7EJ

Braunton 6.8 miles Barnstaple 12.4 miles Exeter 52.4 miles



Discover a peaceful retreat with this 7 bedroom cottage set on 1.7 acres of grounds. This property blends rustic charm with modern comforts, offering a perfect escape from city life.

Freehold Guide Price £1,000,000

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 4 Cross Street, Barnstaple, Devon EX31 1BA

Tel: 01271 233 777 Email: residential.barnstaple@gth.net Ref:BAR240080

DESCRIPTION

The home is currently divided into a four bedroom home and a three bedroom home that is used as a successful holiday let. The cottage features multiple cosy living areas, each with its own unique charm. The main living room, with its rustic fireplace, and wooden floorboards are perfect for unwinding after a long day. The spacious kitchen is a cook's dream, featuring ample counter space, solid fuel Stanley, electric hob and oven and a dining area that's perfect for family meals and gatherings. In addition there is a smaller, yet still functional kitchen located in the holiday let part of the property. The home enjoys a conservatory that is flooded with natural light and overlooks part of the gardens. The cottage includes two bathrooms ensuring comfort and convenience for everyone. In addition there are two separate WC's. Seven well-appointed bedrooms provide plenty of space for family and guests, one of these is located on the ground floor and could also be a useful office space.



This 7-bedroom rustic cottage on 1.7 acres offers a unique opportunity to enjoy the peace and beauty of country living.

Whether you're looking for a family home, a weekend retreat, or a potential investment, this property is sure to impress.

OUTSIDE

The expansive grounds expand to approximately 1.7 acres and include a stunning wooded area, patio for outdoor dining, a BBQ area, and plenty of open space for gardening or recreational activities. The mature trees and landscaped gardens add to the property's rustic charm. Parts of the garden enjoy some sea views and the allure of nature.

Additional features include a workshop that is part completed with an electrical supply connected and further additional outbuilding that are in need of some attention.





SITUATION

Summer Haze cottage is located within a short distance of the desirable village of Lee. Lee is a sought after coastal village situated on the North Devon coast. Famed for its Fuchsia Valley which winds its way down to an attractive beach. The village has an excellent pub, The Grampus Inn. The

home is also close to Morteohoe which overlooks the world renowned Woolacombe beach.

Woolacombe is nestled on the North Devon Coast and is surrounded by National Trust land and is an extremely popular and well known village throughout the UK and has previously had the number one ranked

beach in the UK. The village has a selection of small independent shops, cafes, bars and restaurants to suit most. It also benefits from a health centre, chemist and a local primary school.

As well as the main beach, there is also Barricane and Combesgate beaches. The surrounding National Trust Land provides

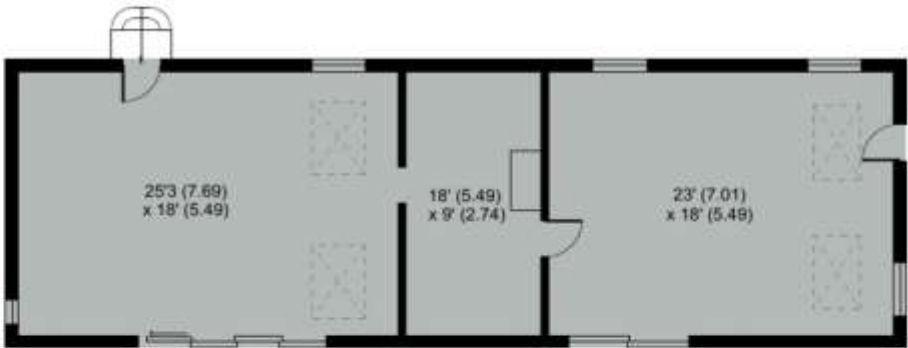
Mortehoe, Woolacombe, Devon, EX34 7EJ



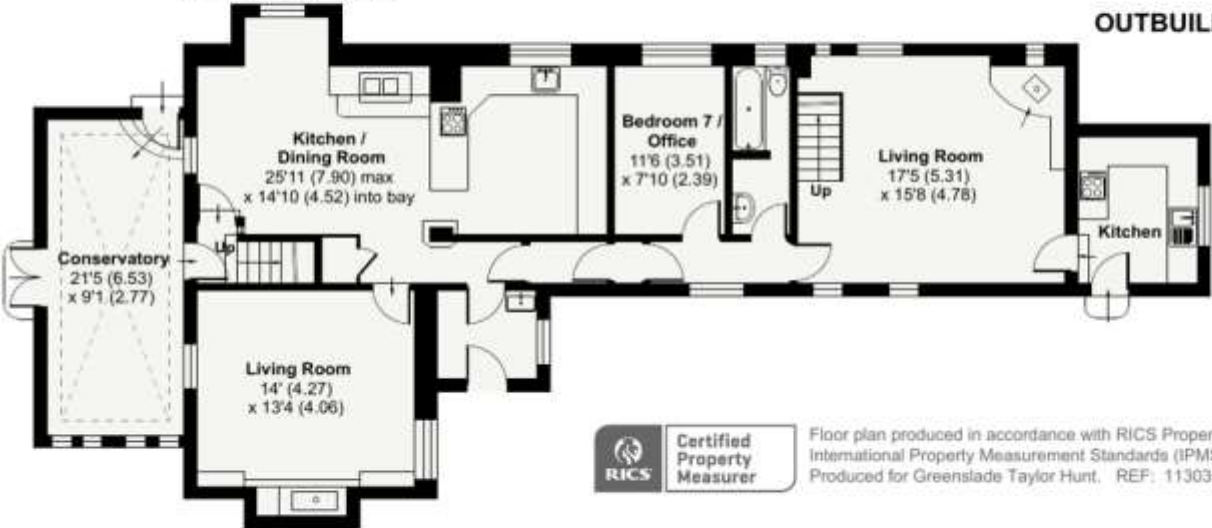
Approximate Area = 2558 sq ft / 237.6 sq m
Limited Use Area(s) = 90 sq ft / 8.3 sq m
Outbuilding = 1650 sq ft / 153.2 sq m
Total = 4298 sq ft / 399.1 sq m
For identification only - Not to scale



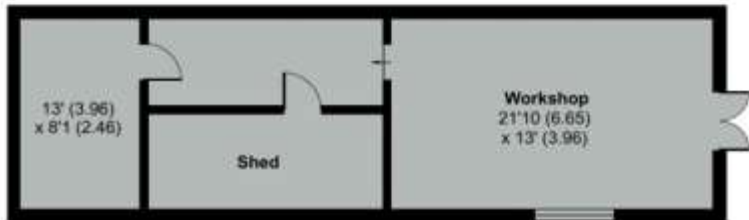
FIRST FLOOR 1/2



OUTBUILDING 1



GROUND FLOOR



OUTBUILDING 2



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Greenslade Taylor Hunt. REF: 1130352



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

plenty of coastal walks and some amazing views. There are a variety of leisure facilities and excellent nearby golf courses with the best known being the championship golf course at Saunton. The North Devon link road is easily accessible and provides access to Barnstaple and further on Tiverton which connects with the M5 motorway.

SERVICES & OUTGOINGS

Mains electricity, private water (borehole), private drainage (septic tank), Airband Fibre broadband.

Council Tax - Band D





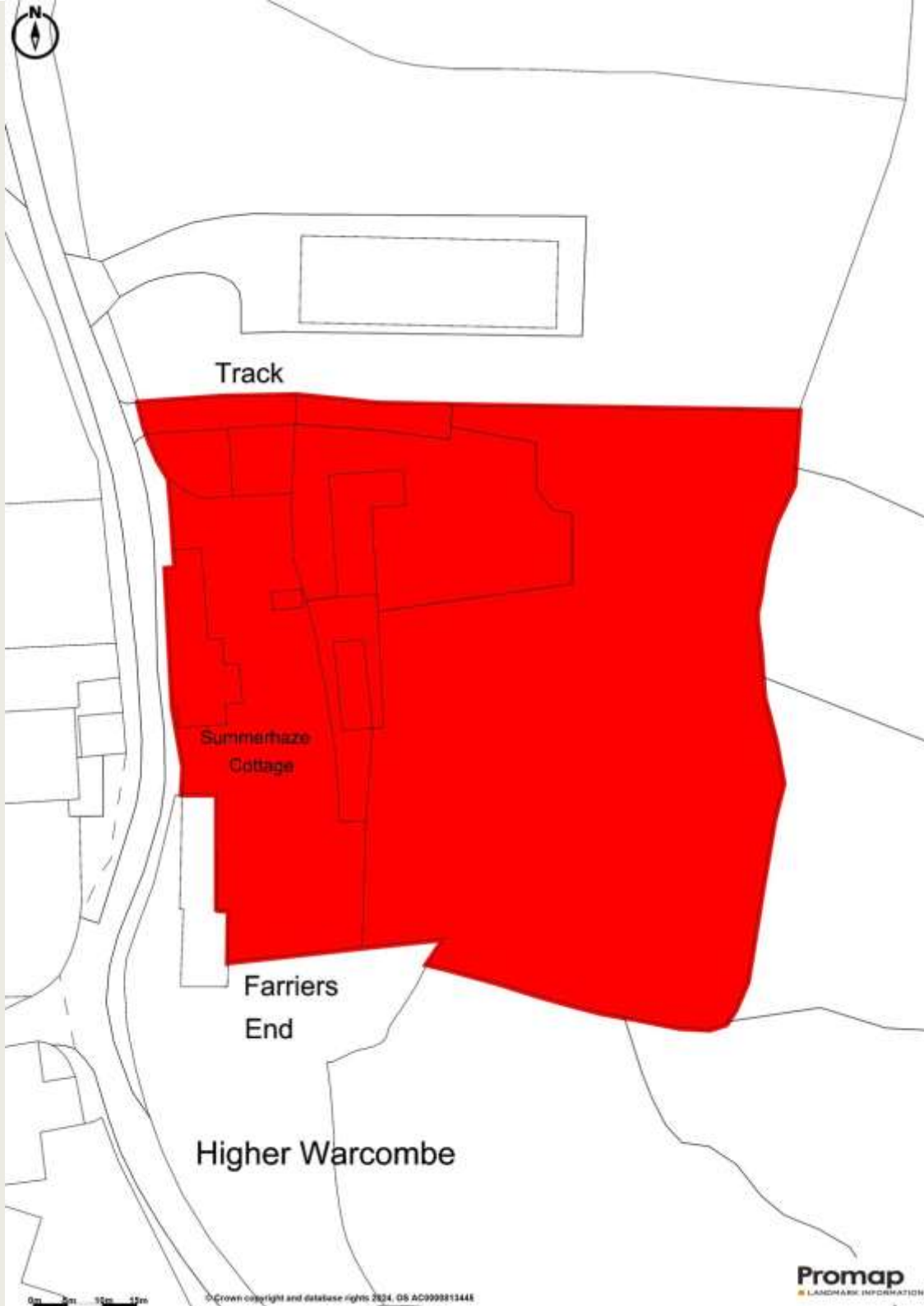


DIRECTIONS

The property is located on the edge of Morteheo. The nearest postcode is EX34 7EJ although please refer to What3words.

For the exact location of the driveway download the What3 words app and enter: [///riddle.canoe.scouting](https://www.what3words.com/riddle/canoe/scouting)





Track

Summerhaze
Cottage

Farriers
End

Higher Warcombe

gth



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