

STAGS

32, Lower Willingcott

32, Lower Willingcott

Willingcott Valley, Woolacombe, Devon EX34 7HN

Woolacombe village/beach 2 miles. Access to countryside walks/the Tarka Trail, close by.

A freehold link detached holiday cottage in a holiday village set in over 100 acres of communal grounds within easy access of Woolacombe village/beach

- Ideal 2nd home/holiday let
- 'L' shape Sitting/Dining Room
- Outside Swimming Pool close by
- Fully Furnished
- Business Rated
- 3 Bedrooms & Bathroom
- Barbecue/picnic area close by
- Income Opportunity
- Service charge £2,200 per annum
- Freehold

Guide Price £189,950







SITUATION AND AMENITES

Willingcott Valley holiday village is just 2 miles from the award winning Woolacombe Beach. Other fantastic beaches at Croyde and Saunton are only a short drive away. North Devon offers stunning scenery and attractions whichever direction you travel from the site.

Willingcott Valley is a large estate offering quality self-catering cottage accommodation, the site has far reaching views within a beautiful landscape. Surfing is one of the most popular sports in North Devon and the surf scene in Woolacombe, Croyde Putsborough and Saunton is thriving and now the UK's first World Surfing Reserve. Experienced surfers and beginners alike will love the area and all that the North Devon coast can throw at them. If you fancy a gentle walk or cycle amongst local wildlife then try the South West coast path or the Tarka Trail both in close proximity to Willingcott. The Tarka Trail is an old railway line that has been transformed into an amazing, free recreational facility that can be joined near the entrance to Willingcott Valley. The Tarka Trail offers fantastic cycle routes that run from Braunton to Meeth. The South West coast path offers the opportunity to explore dramatic scenery from rocky headlands, smuggler's coves, beautiful woodlands and river walks to sandy bays. Although close to all the activities Willingcott Valley is a peaceful retreat to get away from it all. Further afield, the favoured village of Braunton, Regional centre of Barnstaple, Exmoor National Park and the North Devon Link road are all less than half an hour by car. The link road leads on to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours.

DESCRIPTION
A link detached cottage, linked only by an archway on the first floor level. We understood the property was built in the mid 1980s, and has been improved in recent years by the current owners and redecorated outside in 2024. The property presents elevations of stone and painted render beneath a tiled roof. The cottage is close to local amenities which include communal picnic and BBQ areas, heated outdoor pool (May-September), the central club house is currently being renovated and due to re-open in 2025. The extensive grounds also include lakes and walks. Currently the property is rented out for approximately 10 weeks of the year and brings in an income of £10,000.

GROUND FLOOR
Double glazed entrance door leads into OPEN PLAN LIVING/DINING ROOM dual aspect room with windows to front and rear, fitted carpets, entrance matting, modern electric radiators, stairs off to first floor landing with understair storage housing unvented hot water cylinder. Door off the dining area leading into KITCHEN matching wall and base units with shaker style doors, integrated electric oven, hob with extractor over, space for white goods, roll top work surface with inset 1 ½ sink and drainer with mixer tap, tiled splashback, window to rear, tiled floor, modern electric radiator.

FIRST FLOOR
LANDING with loft access via hatch, laundry cupboard with shelving and hanging rail. BEDROOM 1 with window to front overlooking communal lawns, fitted carpet, electric radiator. BEDROOM 2 with window to rear, overlooking rear communal gardens, fitted carpet and electric radiator. BEDROOM 3 loft access via hatch, window to front elevation, fitted carpets. BATHROOM window to rear comprising of corner bath with shower over, pedestal hand wash basin, dual flush close coupled WC, mosaic style vinyl flooring, tiled floor to ceiling, electric towel rail and wall mounted duplex heater, shaver point.

OUTSIDE
To the front of the property is a small lawned area with washing line, stocked borders with mature hedging, communal parking and visitor spaces close by.

SERVICES
Mains water and electricity. Electric heating, site sewer treatment.

COUNCIL TAX
Business rated.

TENURE/SERVICE CHARGE
The property is Freehold, with a 12 month occupancy. The current annual service charge is approx. £2,200 this includes water rates, sewerage charges and general maintenance of the site grounds. The charge increases in line with retail price index (RPI) each cottage is responsible for their own buildings insurance.

DIRECTIONS
What3Words:https://w3w.co/skyrocket.control.cubed

At Mullacott Cross roundabout take the turning signed to Woolacombe and Mortehoe. Follow this road for approximately 1 mile at Turnpike Cross bear left signposted Willingcott Valley and proceed along this road for a further 1/3 of a mile or so. At the sharp hairpin bend take the second left hand turning and then immediately left again in to the entrance of Willingcott Holiday Park. Continue on to the site and turn into the carpark, number 32 can be found on the left hand side with a pathway leading to the property. The front door of the property is accessed through the archway.

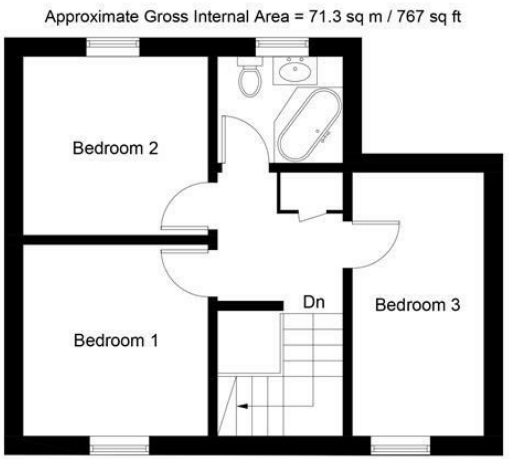






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



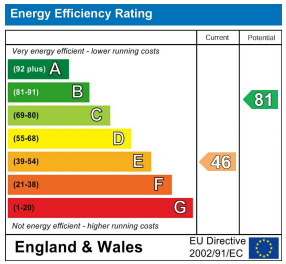


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID978148)



30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833