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HARTLAND VIEW ROAD £375,000 FREEHOLD

Woolacombe, Devon

D/A 5 2 3 C/D

A highly adaptable coastal home offering far more than first meets the eye, this former Dorma bungalow is now arranged as a spacious three-bedroom bungalow with a self-contained two bedroom first floor flat, creating excellent flexibility for extended family, guest use or income potential. The ground floor provides bright and well proportioned living space with generous bedrooms, a conservatory and direct garden access, while the first floor has its own entrance and sun deck. Set

Ilfracombe Office: 48 High Street, Ilfracombe, North Devon, EX34 9QB **Email:** ilfracombe@webbers.co.uk

Key Features

- Flexible arrangement with a three bedroom ground floor home and self contained two bedroom first floor flat.
- Strong potential for multigenerational living, guest accommodation or income use.
- Generous plot with front and rear gardens, garage and off street parking for two to three vehicles.
- uPVC Double Glazing throughout
- All services mains connected & shared - Gas central heating
- Council Tax Band - D (14 Hartland View Road)
- Council Tax Band - A (Sundew Flat, 14 Hartland View Road)
- EPC – C (14 Hartland View Road)
- EPC – D (Sundew Flat, 14 Hartland View Road)

14 Hartland View Road offers an unusual and versatile layout that will appeal to buyers looking for flexible accommodation in a strong coastal setting. The property has evolved from its original form and is now arranged to provide a three bedroom bungalow on the ground floor together with a self contained two bedroom flat above, giving it broad appeal for multigenerational living, independent guest space or those seeking a home with supplementary accommodation.

The ground floor begins with a central hallway that gives a good sense of the space on offer. To the front, there are two bright bedrooms, including a generous principal bedroom with en suite shower room. A further double bedroom sits further along the hall, adding to the practical and balanced bedroom arrangement on this level. The lounge is a bright and comfortable room, well placed within the layout and suited to everyday living.

To the rear, the kitchen breakfast room enjoys a pleasant outlook over the garden and provides direct access out to the driveway, making it especially practical for day to day use. It is fitted with a range of cupboards, a stainless steel sink with drainer, a built in four ring gas hob and cooker, together with undercounter space for white goods. The main bathroom is finished in neutral tiling and fitted with a toilet, sink and large shower.

Also to the rear, the dining room adds another useful reception space and flows through sliding doors into the conservatory, creating a natural connection with the garden and offering flexibility for dining, entertaining or quieter relaxation. UPVC doors lead directly outside, helping the rear accommodation feel open and well linked to the plot.







A separate external staircase to the side of the property rises to a first-floor sun deck and the entrance to the self-contained flat. Inside, the accommodation is arranged around an open plan lounge kitchen diner, creating a sociable main living space. The kitchen includes undercounter storage, a stainless-steel sink with drainer, and a built-in electric hob and cooker. There is also access to generous eaves storage, which benefits from a Velux style window bringing in natural light. The flat continues with a shower room, a smaller front facing bedroom with pleasant outlook, and a main front facing bedroom at the end of the hall.

Outside, the property stands within a generous plot with both front and rear gardens, off street parking for two to three vehicles and a garage. To the rear, the garage has been converted to include a small lean-to area with kitchen and shower room facilities. Any buyer considering future use or formal status of this space will wish to make their own enquiries and take appropriate planning or legal advice.

This is a property that offers genuine flexibility and clear future potential, whether for a buyer seeking income from the self-contained accommodation, space for a dependent relative or family member, or the opportunity to restore it to a single home with further scope to enhance and develop, subject to any necessary consents. The property currently has two separate council tax bands and two EPC certificates, while the services are shared. It also benefits from UPVC double glazing, all mains' services connected and is available with no onward chain.















The Area

Woolacombe remains one of North Devon's most sought after coastal villages, known for its wide sandy beach, strong surfing scene and easy access to the South West Coast Path. The village supports an active outdoor lifestyle, with clifftop walks, beach days and day to day amenities combining to make it appeal both as a permanent home setting and as a place to escape to. The surrounding coastline and nearby countryside add to the sense of space and scenery, while the wider North Devon area offers a relaxed yet well connected coastal way of life.





Services and Utilities

All services are mains connected & shared – Gas central heating

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

Directions

Applicants are advised to proceed from our offices in a westerly direction along the High Street heading out of town on the main A361 signpost Barnstaple. At the Mullacott Cross roundabout take the right-hand exit signpost Woolacombe & Mortehoe and follow along this road for approximately 1 1/2 miles. At Turnpike Cross, take the right hand turn immediately before the Fortescue Arms signpost Mortehoe. Follow this road for 1/4 of a mile taking the first left hand turn into Headlands View Avenue. Follow the road down and around to the left into Hartland View Road and at the end of the road where it forks, number 14 is directly opposite you when taking a left.

View this property

Please contact our Ilfracombe Office on 01271 863091

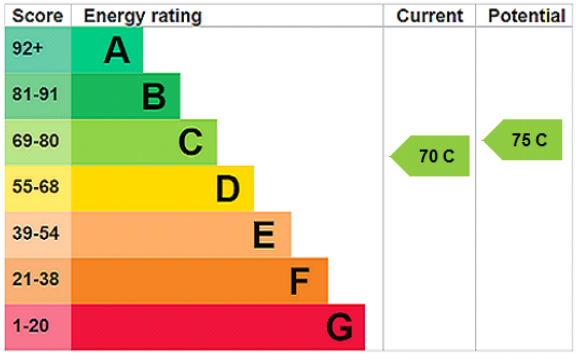
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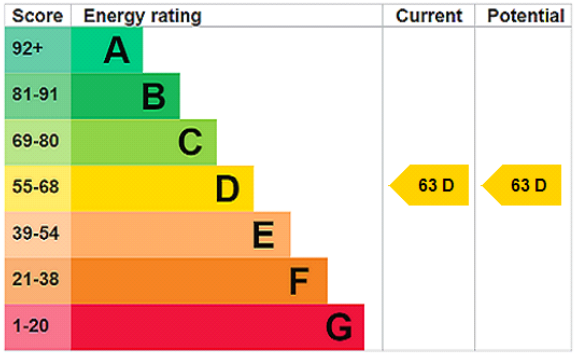
Viewing

Please contact our **Ilfracombe** office on **01271 863091** if you wish to arrange a viewing appointment for this property or require further information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk
Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. **We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting** https://checker.ofcom.org.uk