gth



Chichester House, The Esplanade,

Woolacombe, Devon, EX34 7DJ



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Woolacombe, Devon, EX34 7DJ

Ilfracombe 6.1 x miles; Barnstaple 14.3 x miles; Exeter 59.3 x miles



Offers in excess of £1,500,000

7 | 14 | 7 | 402.4 sq. m

Viewing by appointment only through the Sole agents:

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

Tel: 01271 233777 Email: residential.barnstaple@gth.net Ref: BAR220021

INTRODUCTION

Commanding one of Woolacombe's most coveted waterfront positions, Chichester House is a landmark coastal residence offering over 3,500 sq ft of versatile accommodation, superb 180-degree sea-facing aspect, commanding panoramic views across Woolacombe Bay, Baggy Point, Lundy Island and Morte Point, all of which can be appreciated from the front of the property providing exceptional income and development potential.

DESCRIPTION

Chichester House is a substantial and highly versatile coastal residence, commanding some of the most spectacular waterfront views North Devon has to offer. Occupying a prime position on The Esplanade in Woolacombe, widely regarded as one of the area's most prestigious addresses, the property enjoys an enviable setting just moments from Woolacombe's renowned golden surfing beaches. From its elevated vantage point, residents can watch the ever-changing seascape, with waves crashing against the rugged coastline and breathtaking sunsets stretching across the horizon.

The property boasts delightful views over the enchanting Barricane Beach, a hidden coastal gem celebrated for its crystal-clear rock pools, rare Caribbean shells and breathtaking natural beauty, offering a tranquil and picturesque backdrop throughout the year.

Offering exceptional flexibility, Chichester House is likely to appeal to a wide range of buyers. It would make a magnificent private residence, while also presenting exciting opportunities for redevelopment into multiple units, subject to the necessary planning consents (STPP). Alternatively, the property could continue in its current format, providing multiple holiday letting incomes alongside spacious owner's accommodation.











Extending to over 3,500 sq ft across three floors, the property offers extensive and adaptable living space with significant future potential. To the front, a charming garden and sun terrace enjoy a westerly aspect, perfectly positioned to take in stunning sunsets over Baggy Point, Lundy Island and Morte Point . A large balcony on the upper floors further maximise the outstanding coastal views and provide ideal spaces for relaxation and entertaining.

The rear of the property benefits from multiple side and rear access points leading to a generous garden. A large paved terrace offers excellent privacy, ample outdoor space, and yet more impressive sea views. Subject to obtaining the relevant planning permissions, the garden may also offer potential for further development. Beyond the garden is off-road parking for approximately six vehicles, accessed via a private road.

The ground floor, currently utilised as the owner's accommodation, provides flexible accommodation including multiple bedrooms, reception rooms, kitchens and bathrooms. In addition there is a flat that is part refurbished which adds to the flexibility options.

The first floor is presently arranged to provide four holiday letting units, although further reconfiguration may be possible. In total, this level offers five bedrooms, three bathrooms, two large storage rooms, and a spacious landing area. Three of the letting rooms are accompanied by sea facing balconies.

The second floor comprises three generous double bedrooms and two further bathrooms. This level is currently configured as two separate holiday let apartments, each benefiting from its own private entrance.

Properties of Chichester House's scale, character and position are exceptionally rare. Many comparable homes along this sought-after stretch of coastline have already been converted into apartments, while others remain in the ownership of the same families for generations. Indeed, Chichester House itself has been cherished by the current family since the mid-1980s—a testament to both its appeal and rarity.

This is a truly exceptional and potentially generational opportunity to acquire one of Woolacombe's landmark coastal homes.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Council Tax:

North Devon Council—Band A.

Commercial Council Tax paid for 7 flats on council statement.

AGENTS NOTES:

Rockfield Road at the rear of the property is a privately owned road. The road is owned by Rockfield Road Management Company which is made up of the residents of the road (including this property). Each property contributes £150 per annum to the Management Company to cover expenses etc.

SITUATION

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 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.





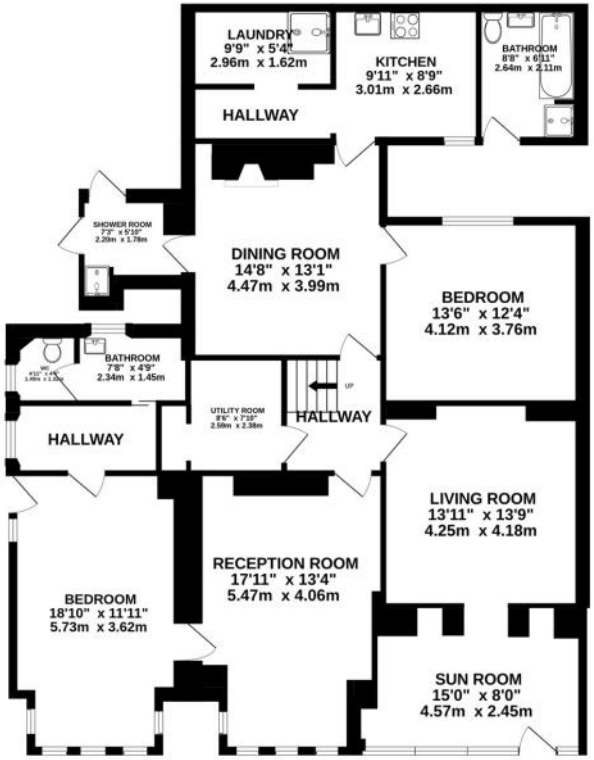




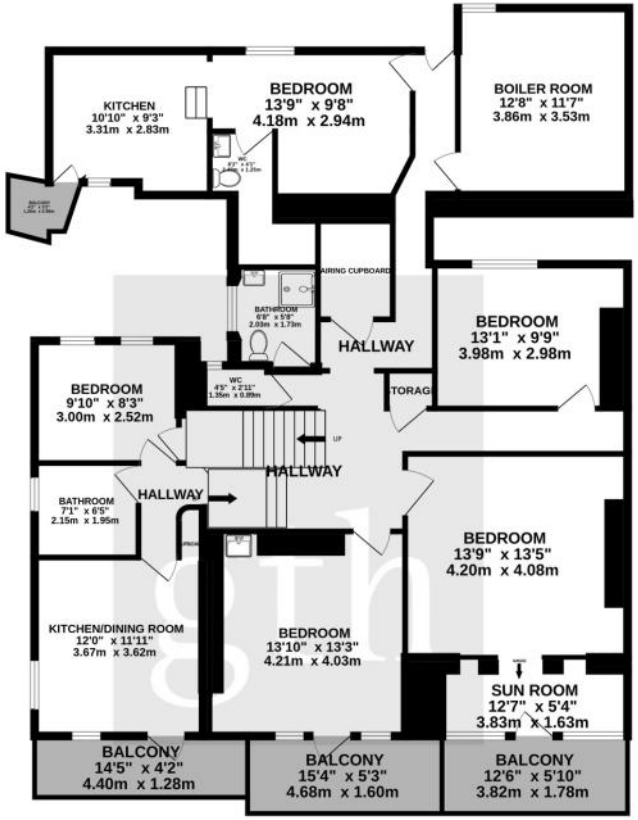




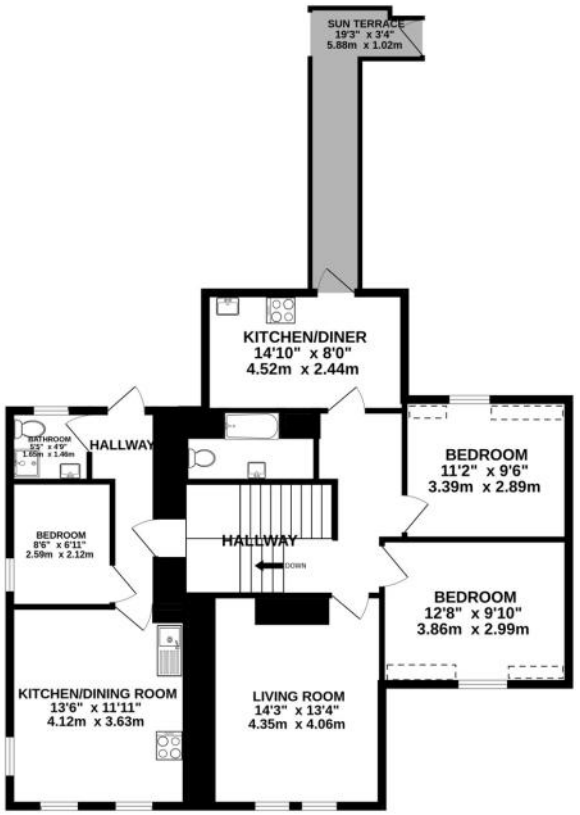
GROUND FLOOR
1668 sq.ft. (155.0 sq.m.) approx.



1ST FLOOR
1661 sq.ft. (154.3 sq.m.) approx.



2ND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA : 4331 sq.ft. (402.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.

DIRECTIONS

What3words:///monorail.twigs.adults

ADDITIONAL INFORMATION

Broadband: Broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Brick/Block.

Accessibility & Adaptions: Viewers are advised to access the property from the rear via Rockbear Road where the parking is situated behind the home.

Rights and Restrictions : Woolacombe is within the North Devon Coast Area of Outstanding Natural Beauty.

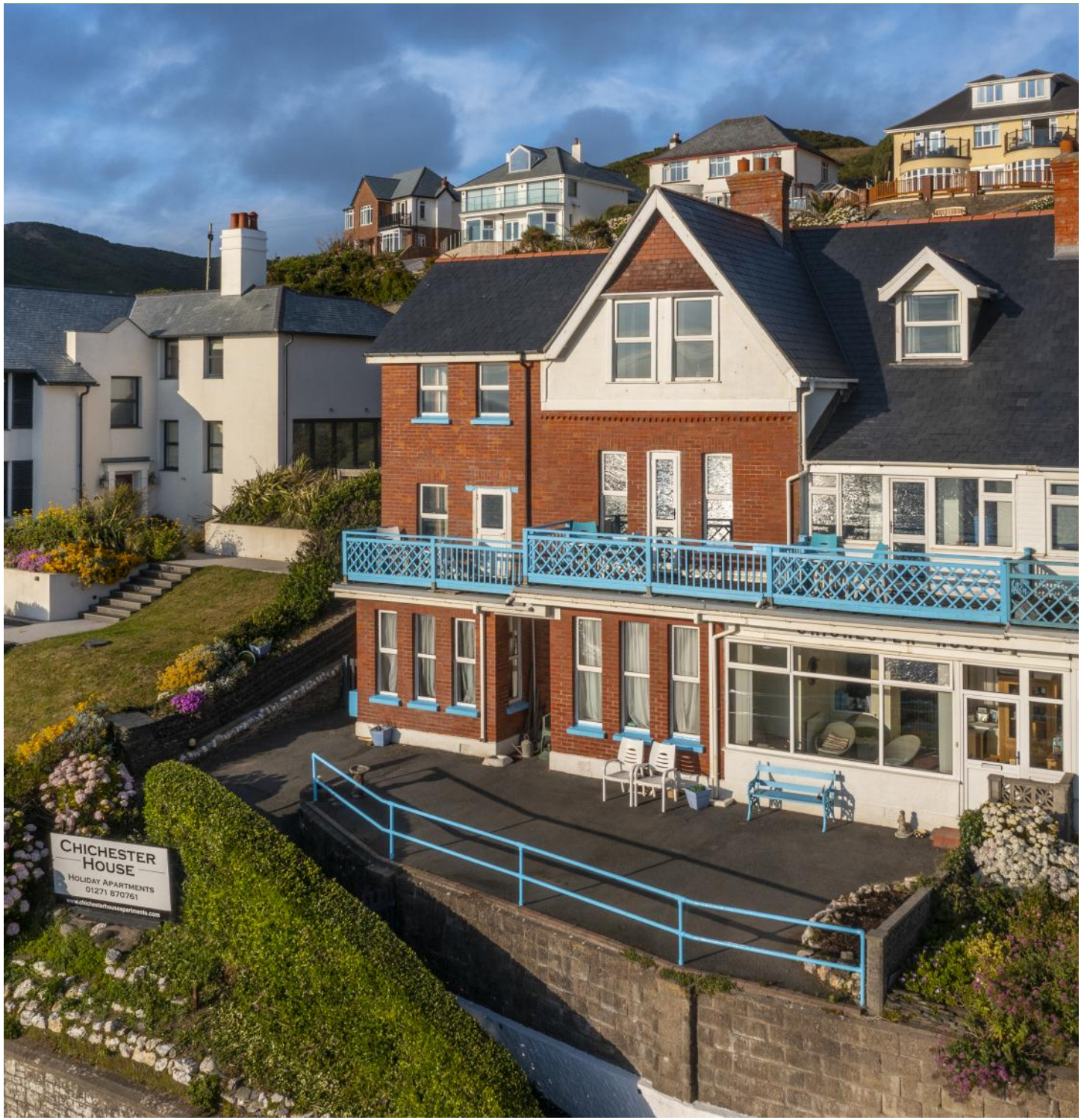











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