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T: 01271 379 314

E: enquiries@chequershomes.co.uk

W: www.chequershomes.co.uk

Woolacombe Station Road, Woolacombe, Devon, EX34 7FH

An Exceptional Coastal Park Home in One of North Devon's Most Desirable Locations.

Asking Price: £199,950



- Beautifully presented detached park home (36' x 20')
- Exclusive residential development for the over 45s
- Elevated position with far-reaching countryside and coastal views
- Spacious wrap-around decking ideal for outdoor living
- Stylish open-plan living accommodation
- Generous double bedroom with walk-in dressing room and ensuite shower room
- Separate bathroom
- Moments from the award-winning sands of Woolacombe Beach
- Peaceful countryside setting with excellent local amenities nearby.



Occupying an enviable elevated position within an exclusive residential park for the over 45s, this beautifully maintained one-bedroom park home enjoys spectacular views across the rolling North Devon countryside towards the Atlantic coastline. Combining contemporary comfort with an exceptional coastal setting, this delightful home offers an effortless lifestyle in one of the region's most sought-after locations.

Designed for low-maintenance living, the accommodation extends to approximately 36' x 20' and is thoughtfully arranged around a bright and spacious open-plan sitting room and kitchen, creating an inviting space for both everyday living and entertaining. Large windows frame the surrounding landscape, while doors open onto an impressive, decked terrace—perfect for morning coffee, alfresco dining or simply enjoying the ever-changing coastal views.

The generous double bedroom is complemented by well-appointed accommodation throughout, making this an ideal permanent residence or peaceful retirement home.

Nestled amongst the gently rolling hills above Woolacombe, this welcoming residential development offers an enviable balance of tranquillity and convenience. Surrounded by open countryside, residents enjoy an exceptional sense of peace while remaining within walking distance of one of Britain's finest beaches.

The park commands wonderful panoramic views across the surrounding landscape towards the Atlantic Ocean, where dramatic sunsets and changing seascapes become part of everyday life. Exclusively for residents aged 45 and over, it provides a relaxed and friendly community in an outstanding coastal location.

WOOLACOMBE
Few coastal villages enjoy the reputation of Woolacombe. Renowned for its spectacular three-mile stretch of golden sand, consistently recognised amongst the UK's finest beaches, it offers an exceptional blend of natural beauty, outdoor lifestyle, and village charm. Framed by the dramatic North Devon coastline and designated Areas of Outstanding Natural Beauty, Woolacombe is a haven for walkers, surfers, and nature lovers alike. The South West Coast Path offers breathtaking walks in every direction, while nearby Croyde, Putsborough and Morte Point provide some of the country's most celebrated coastal scenery. Despite its relaxed seaside atmosphere, Woolacombe offers an excellent selection of independent cafés, restaurants, traditional pubs, boutique shops, and everyday conveniences, creating a vibrant village that is equally appealing throughout the year. Rich in history, its elegant Victorian and Edwardian architecture reflects its long-standing reputation as one of Devon's premier coastal destinations. Whether seeking peaceful retirement, a healthier outdoor lifestyle or simply the pleasure of living moments from the sea, Woolacombe offers an exceptional place to call home.















Lounge-Diner

18'9" x 17'6" (5.72m x 5.33m)

Bright double aspect room with UPVC double glazed windows, UPVC double glazed doors leading to private deck terrace, radiators, feature fireplace, fitted carpet.

Kitchen

13' x 8'11" (3.96m x 2.72m)

Stylish open plan fitted kitchen, UPVC double glazed window to rear aspect, wonderful for reaching views towards the sea, range of fitted cupboards and drawers, built-in electric oven, gas hob and extractor hood over, sink unit with draining board, built-in fridge freezer, ample work surface areas, built-in washer dryer, laminate flooring.

Bathroom

6'4" x 5'7" (1.93m x 1.7m)

UPVC double glazed window to front aspect, bath with tiled surround and shower attachment, pedestal handbasin, low-level WC, radiator, vinyl flooring.

Bedroom

12' x 11'1" (3.66m x 3.38m)

UPVC double glazed patio doors leading to private deck terrace. UPVC double glazed windows to side aspect, radiator, fitted carpet, door leading to ensuite and walk-in Dressing Room 1.94 m x 1.57 m.

En-Suite Shower Room

6'4" x 5'7" (1.93m x 1.7m)

UPVC double glazed window to front aspect, radiator, shower cubicle, low-level WC, pedestal hand basin, vinyl flooring.







Outside

The property benefits from an allocated car park space a short distance away from the property. The property is approached via a low maintenance pathway leading to the main entrance door. To one side of the property is a useful storage area with garden shed, and to the other side is a patio seating area with gated steps leading up to the decked terrace. The private deck terrace is a particularly attractive feature of the property, with spacious relaxing, dining, and entertaining space running the full length of the property. Some wonderful open views can be enjoyed here across the adjoining fields and out to sea.

AGENTS NOTE

Site Fees: £279.45 per calendar month (reviewed annually in accordance with the Consumer Price Index).

• Council Tax: Band A.

• Tenure: Virtual Freehold. Ownership includes the park home itself together with a perpetual agreement for the pitch on which it is situated. Please note that park homes are not mortgageable, and prospective purchasers should seek independent legal advice.

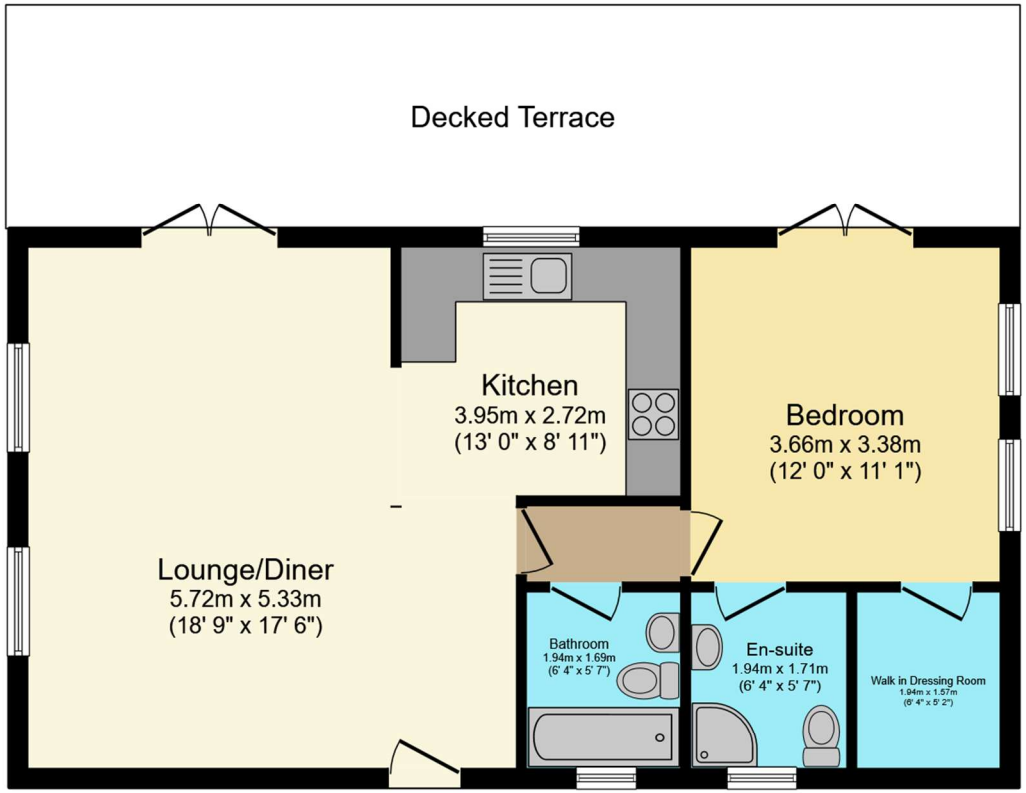
Note - For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Some photographs may have been taken using a wide-angle lens. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. All room sizes and measurements are approximate and should not be relied upon for the purposes of carpets, furnishings or other fittings. If there are any important matters likely to affect your decision to purchase, please contact us prior to viewing the property.











Floor Plan

Total floor area: 60.4 sq.m. (650 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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CHEQUERS

Est. 1992

66 Boutport Street, Barnstaple, North Devon, EX31 1HG

T: 01271 379 314 **E:** enquiries@chequershomes.co.uk

W: www.chequershomes.co.uk