



The Old Ice Factory
Rear Of 1 Bank Terrace
Woolacombe

£350,000 FREEHOLD



A beautifully refurbished former store, transformed into a stylish coastal home in the heart of Woolacombe. Just moments from the golden sandy beach, popular surf, cafés and coastal walks, the property offers an ideal lock-up-and-leave retreat, first-time purchase or investment opportunity. Benefitting from off-road parking, a sunny decked terrace, and beautifully presented two-bedroom accommodation throughout.

Key Features

- Beautifully refurbished former store, finished to a high standard throughout
- Prime central Woolacombe location, moments from the beach and amenities
- Stylish open-plan kitchen and living space
- Two well-presented bedrooms
- Contemporary shower room with quality fittings
- Sunny decked terrace, ideal for outdoor dining and relaxation
- Off-road parking space
- Ideal first-time purchase, coastal retreat or investment opportunity

Situated in the heart of vibrant Woolacombe, this former commercial store has been meticulously refurbished and transformed to an exceptional standard, creating a stylish and contemporary coastal home. Offering a unique blend of character, convenience and modern living, the property is perfectly suited as a lock-up-and-leave bolthole for those looking to embrace the renowned North Devon lifestyle.

The property itself enjoys the practical benefit of off-road parking together with a wonderful, decked terrace enjoying a sunny aspect, providing the perfect space for al fresco dining, entertaining friends, or simply relaxing after a day at the beach.

Internally, the accommodation is beautifully presented throughout and has been thoughtfully designed to maximise both space and natural light. The heart of the home is the light and airy open-plan kitchen and living area, complemented by two well-proportioned bedrooms and a stylish, high-quality contemporary shower room.

Whether you are seeking a permanent residence, a weekend coastal retreat, an investment opportunity, or a first-time purchase in one of North Devon's most desirable seaside villages, this unique property offers an exciting opportunity to acquire a beautifully finished home just moments from the beach and all that Woolacombe has to offer.



The Area: Woolacombe remains one of the region's most sought-after coastal destinations, famed for its spectacular golden sandy beach, excellent surfing conditions and breathtaking coastal scenery. From the doorstep, there is easy access to a fantastic selection of independent cafés, restaurants, bars and convenience stores, whilst the South West Coast Path offers endless opportunities for walking, cycling and exploring some of the country's most dramatic coastline. Whether it's an early morning surf, a leisurely beachside coffee, or an evening stroll watching the sunset over the Atlantic, Woolacombe offers a lifestyle that is difficult to match.



Services and Utilities: All mains services connected. 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 to Barnstaple. At Mullacott Cross roundabout take the right hand exit sign posted Woolacombe & Morteheo and follow this road for approximately 3 miles into the village. Upon entering the village turn left into West Road immediately after 'Tides Inn'. Continue straight across the cross roads and at the bottom of the road next to the Woolacombe Bay Hotel take the sharp left hand bend into South Street. Follow the road for approximately 100 yards and turn right in to a small lane immediately adjacent to the 'Village Chippy' proceed down the lane where the former store will be found on the right hand side.

View this property

Please contact our Ilfracombe Office on 01271 863091

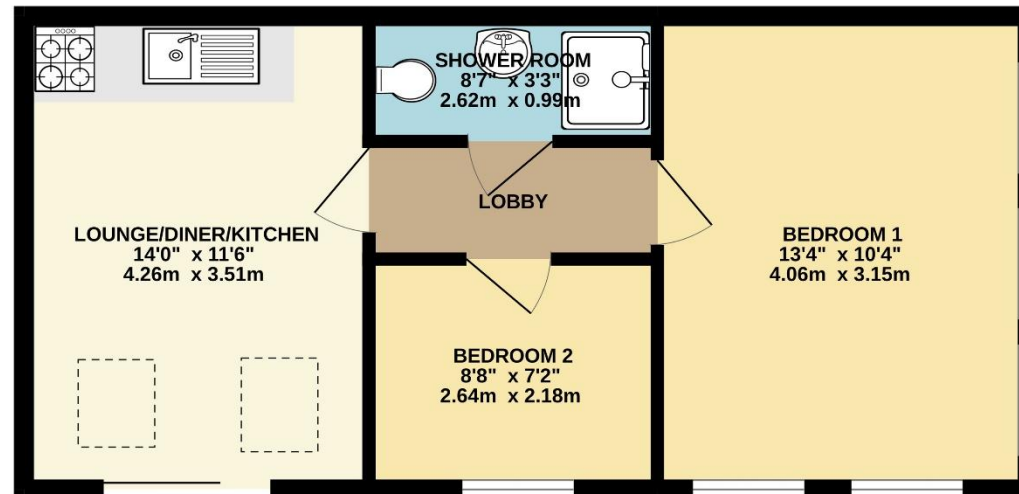
**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE SELLING AGENT.**



Viewing

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

GROUND FLOOR



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 ETBC to ETBC 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>

