



High Tide House



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North Morte Road, Mortehoe, Devon, EX34 7EG

Within walking distance of village amenities, the South West Coastal Path & local beaches

A detached property arranged as two purpose-built self-contained 3 bedroom apartments with sea views, quietly tucked away within the mature grounds of a former seaside mansion - including a potential building plot

- Two units built in 2020
- Private Balcony off the First Floor unit
- Double Glazed, Gas C.H
- Fine sea views. No upward chain
- Potential plot in garden for 2 bed bungalow
- Each comprises; Open plan Living Room/Kitchen
- 3 Beds 2 Baths [6 Beds & 4 Baths overall]
- Parking for 4 +
- Suit main home & income/2nd home/holiday lets
- Currently business rated. Freehold stpp.

Guide Price £1,075,000

SITUATION & AMENITIES

High Tide House enjoys an enviable position, tucked away in mature grounds, on an elevated site commanding fine views at the front over Rockham Bay and the Bristol Channel towards Wales. Village shops, local pubs, the church and other amenities including the Coastal Footpath and Rockham Beach itself are within walking distance. Neighbouring Woolacombe with its renowned surfing beach is about 1 mile. Croyde and Saunton beaches are a little further along the coast. Saunton also offers a Championship Golf Course. The regional centre of Barnstaple is less than ½ hour by car and at Barnstaple there is access to the North Devon Link Road (A361) leading on in a further 45 minutes or so to Jct.27 of the M5 Motorway, where Tiverton Parkway nearby offers a fast service of trains to London Paddington in just over 2 hours. About 15 minutes by car is the coastal resort of Ilfracombe. The area is well served by excellent state and private schools. The nearest international airports are at Bristol and Exeter.



DESCRIPTION

High Tide House was built in 2020 in the grounds of the former Grange nearby. The building presents elevations of painted render and timber cladding, with aluminium-framed double-glazed windows beneath a slate roof.

This is quite a unique opportunity because purpose-built apartments in small blocks, being just two, units are a rare commodity. The 'WOW' factor is the superb sea view and the tucked away, but convenient location. Just imagine leaving your car in the car park and walking directly onto the South West Coast Path or being in such close proximity to the beach. The balcony on the first floor unit is a great place to sun worship, enjoy the views, sunsets, Al Fresco dining/entertaining or a drink of coffee in the morning or perhaps something a little stronger in the evening. The property is currently operated as a second home/holiday let and so the majority of the contents could potentially be available by separate negotiation. The property is considered suitable as main residence, home with income, 2nd home, UK base or holiday let. The accommodation within each apartment is almost identical, other than the fact that the reception area of the ground floor unit extends below the balcony above and there is direct access to the garden terrace, ideal for Al Fresco dining. The en suite bedroom in the ground floor apartment also has direct access to the terrace. The accommodation described below, the floorplan and the internal photographs show the first floor unit. The property could potentially be adapted as a single residence, subject to any necessary planning permission. There are currently 6 bedroom overall.

ACCOMMODATION

There is a communal entrance at Ground Floor level with a private lockable cupboard, with a private staircase rising to First Floor Apartment 2, where there is a LANDING with coats pegs and private front door. This leads into the OPEN-PLAN RECEPTION AREA arranged in distinct SITTING, DINING and KITCHEN zones. There is a glazed door opening directly onto a private SUN BALCONY, with glazed screen and fine sea views. Returning inside, the KITCHEN units are in a white theme with light grey quartz work surfaces incorporating 1 ½ bowl stainless steel sink unit. There is an integral HOTPOINT dishwasher, concealed CANDY washer/dryer, a NEFF induction hob with stainless steel extractor fan, BOSCH oven and BOSCH microwave, INDESIT integral fridge/freezer and cupboard housing GLOW WORM wall-mounted gas-fired boiler for independent central heating and domestic hot water, controlled by Smart Thermostat for remote access. There is wood-effect waterproof laminate flooring throughout the room. MASTER BEDROOM 1 – the corner of the room is in glass panels, allowing views out to sea as well as access to the aforementioned BALCONY. ENSUITE SHOWER ROOM with tiled cubicle, toiletries niche, overhead drench and hand-held shower units, wash hand basin, low level wc, ladder-style heated towel rail/radiator, wall mirror, tiled flooring, extractor fan. BEDROOM – 2 sea views. BEDROOM 3 – views to the rear towards the local Golf Course. FAMILY BATHROOM – panelled bath, drench and hand-held shower units above, shower screen, wash hand basin, drawer beneath, low level wc, ladder-style heated towel rail/radiator, extractor fan, tiled flooring. All taps and shower fittings are by CROSSWATER.

OUTSIDE

There is parking for at least 4 vehicles

There are mature gardens of about 0.4 of an acre, laid to lawn interspersed by mature trees and shrubs which include the potential plot.

SERVICES

All main services connected. Gas-fired central heating. Fibre broadband is available in the village

DIRECTIONS

Upon entering the village of Morteohoe, turn right immediately past the Post Office into North Morte Road. Continue for about ½ mile and the entrance to High Tide House and The Grange will be found immediately after Bluestone Apartments on the right. Proceed up the drive and High Tide House is the first property you come to on the left, with its own private access.

POTENTIAL BUILDING PLOT

The vendor has been in discussion with the local planning authority about the possibility of building a detached 2 bedroom bungalow on land in front of High Tide House. The response has been positive. If this prospect is of potential interest to buyers the content of the relevant paperwork can be shared.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk
01271 322833

