



# VALDERRAMA

46 Chichester Park | Woolacombe | North Devon | EX34 7BZ



BY DESIGN

# Arrival & Setting

There are homes where everything revolves around a world class view.

Valderrama at Chichester Park sits firmly in that category.

Set above the village, the position gives a wide, uninterrupted sweep across Woolacombe Bay. The sand stretches below, Baggy Point anchors the headland, and on clear days Lundy rests on the horizon. The view shifts through the day with the light and the tide.

Early mornings feel clear and open. Evenings stretch long as the sun drops into the Atlantic.

It is not simply something you look at. It becomes part of how you live.

The house has been arranged to make the most of it, with a natural connection between inside and out. The setting draws you in first. The house holds you there.



Valde

# Key Features

Elevated position above Woolacombe, giving far reaching views across the bay and out to Lundy  
Full width front balcony, creating a natural place for morning coffee, outdoor dining and evening sunsets

Reverse level layout, placing the main living space where the outlook is at its best

A modern kitchen set just off the main living area, practical for day to day life and entertaining alike

Wide glazed sitting and dining area, bringing in light and keeping the sea view front and centre

Three versatile bedrooms, offering flexibility for family, guests, working from home or lifestyle use

Ground floor terrace and level lawn, giving rare usable outside space in this position

Garage and driveway parking, providing useful storage and easy arrival after beach days out

Scope to extend or adapt further, offering future potential subject to the usual consents

Prime coastal setting close to beach, village amenities, coast path and surf culture, making everyday life  
feel like a break

# Accommodation

The layout has been designed around the view, with everyday living set on the upper level.

The main living space sits above, where sitting and dining areas are framed by wide glazing and twin doors opening onto a full width balcony. Step outside and you are immediately drawn into the outlook. Morning coffee watching the surf roll in. Evenings with a glass in hand as the light fades.

The space feels open, easy, and connected.

The kitchen sits just off this space, modern and well arranged, practical without interrupting the flow. A bathroom completes this level.

Downstairs, the house settles into a quieter rhythm. Two comfortable double bedrooms sit alongside a third flexible room, currently arranged as a gym but suited equally to guests, work or additional sleeping space. Each room connects naturally to the outside, with doors leading onto a sheltered terrace and a well kept garden beyond.

The house has been improved over time, including the addition of the balcony and the reworking of the lower level to create three usable bedrooms. There is also clear scope to take it further, whether extending beneath the balcony or adapting the garage into additional accommodation, subject to the usual consents.























# Outside & Gardens

The outside space feels like a natural extension of the house, with different areas to sit and enjoy at different times of day.

At first floor level, the full width balcony leads directly from the main living space and takes full advantage of the view, giving a front row position across Woolacombe Bay. It is an easy place to settle into, whether for a quiet start to the day or a long evening as the sun drops into the Atlantic.

Below, the garden has a more sheltered feel. A paved terrace runs off the bedrooms, creating a private spot for relaxing, reading or entertaining away from the breeze. From here, the garden opens onto a level lawn, something not often found in a setting like this and a feature which adds genuine practicality. It works well for families, visiting guests, or simply enjoying a greener and more protected outdoor space by the coast.

The combination of balcony above and terrace below gives the house real flexibility, with a choice of open or sheltered seating depending on the weather.

To the front, a driveway provides parking and leads to the garage, offering useful storage for boards, bikes and outdoor equipment after time on the beach or along the coast path.













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# Connectivity

Step outside and you are straight into one of the most recognised coastal settings in the country.

Woolacombe offers a three mile stretch of clean, open sand, drawing surfers, swimmers, walkers and families throughout the year. It carries a relaxed feel in the morning, builds through the day, then softens again into the evening.

For those drawn to the water, it becomes part of daily life. Surfing, paddleboarding and open water swimming sit on the doorstep. Putsborough offers a quieter alternative nearby, while Croyde brings a different pace and strong surf culture.

Behind the beach, the landscape opens into National Trust land and miles of walking along the South West Coast Path. It is something you return to time and again.

Village life holds its own rhythm, with cafés, restaurants and independent spots within easy reach. Morteohoe adds a slower pace with good pubs and a strong sense of community.

For leisure, Saunton Golf Club sits within easy reach and is widely regarded as one of the leading links courses in the country. Ilfracombe offers a further course, with Morteohoe providing a more relaxed option close to home.

# Floor plan



FRONT GROUND



REAR GROUND

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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# North Devon

North Devon is a place that gets under your skin quietly, then stays. It is defined by contrast and balance. Wild Atlantic beaches and high, open moorland. Big skies and tucked-away valleys. Proper market towns with working harbours and countryside that still feels lived in rather than curated. Days here are shaped by light, weather and tide. Morning walks along cliff paths, afternoons spent inland among rolling farmland, evenings drawn back to the coast as the sun drops low and the air softens. It is a landscape that constantly invites you outside, whatever the season, and rewards those who slow down enough to notice it.

Life here is rich in the ways that matter. The coastline around North Devon is one of the most dramatic in the country, with long sandy beaches such as Woolacombe sitting alongside hidden coves and rugged headlands. Inland, Exmoor National Park offers vast open space, dark skies, quiet roads and a sense of freedom that is increasingly rare. Add to that strong local communities, excellent schools, independent food producers, traditional pubs and a pace of life that feels grounded and human, and it becomes clear why so many people come here for a weekend and stay for a lifetime.

North Devon is not about retreating from life, but about living it better.

These particulars are for guidance only and do not form part of any offer or contract. All descriptions, dimensions and details are given in good faith but must not be relied upon as statements of fact. Buyers should satisfy themselves by inspection or other means.

Measurements are approximate. Floor plans and photographs are illustrative only and may be enhanced digitally for marketing purposes.

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