



# Valderrama

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



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# 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



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A superb coastal home with panoramic views across Woolacombe Bay.

# The Accommodation & Setting

## The Setting

Set above the village, Valderrama takes in a wide sweep of coastline, with Baggy Point to one side and Lundy on the horizon on clear days. The outlook shifts beautifully through the day, from bright early mornings to long sunsets over the Atlantic.

## Living Space and Accommodation

The house is arranged in a reverse level style, with the main living space upstairs to make the most of the view. Below are two double bedrooms and a flexible third room, currently used as a gym, with all opening naturally towards the terrace and garden.

## Inside the House

The main sitting and dining space feels bright, open and connected to the coast, with wide glazing and doors onto the balcony. The kitchen sits neatly alongside, practical and well planned, creating an easy flow for daily living.



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# Outside & Future Potential

The balcony runs across the front of the house and gives a front row position over the bay, while below, a sheltered terrace and level lawn provide more private outdoor space. This balance of open outlook and protected garden is one of the house's real strengths.

## Practical Features and Potential

To the front, there is driveway parking and a garage, ideal for storage after time on the beach or coast path. The house has also been improved over time and still offers scope for further enhancement, subject to the usual consents.

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

Services and appliances have not been tested. Properties may be withdrawn or sold without notice and availability should be checked prior to viewing.

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# Lifestyle & Location

## The Lifestyle

Woolacombe's beach, coastline and village amenities are all close at hand, making this a home as much about lifestyle as location. Surfing, paddleboarding, walking, golf and good places to eat are all part of everyday life here.

## Location

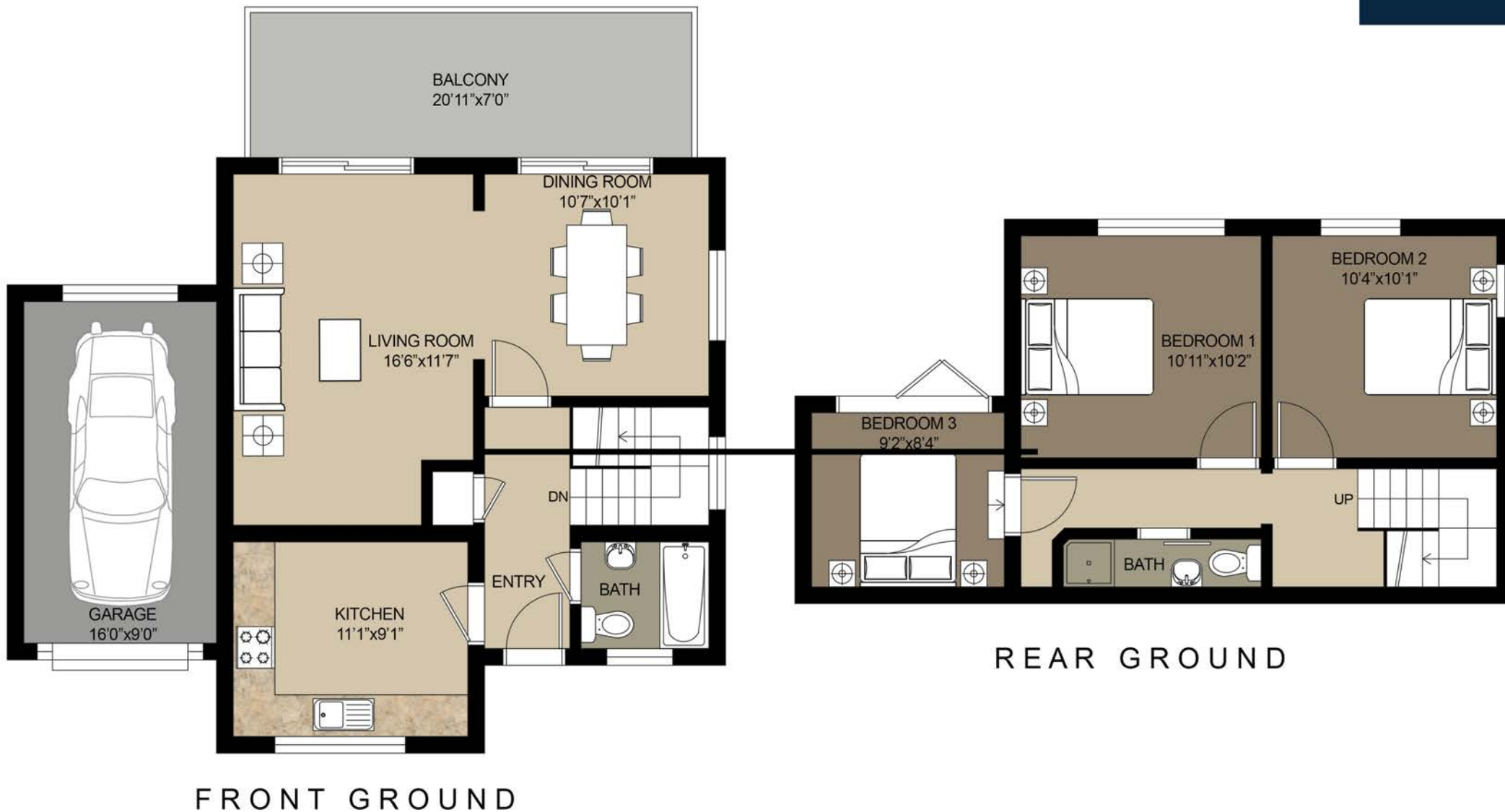
Woolacombe is one of the best known coastal settings in the country, with a long sandy beach and easy access to nearby Putsborough, Croyde and the wider North Devon coast. National Trust land, the South West Coast Path and village life in nearby Morteohoe all add to its appeal.



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# Floor Plan



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.

## Chichester Park Woolacombe



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