



turners



The Esplanade, Woolacombe, EX34 7DJ

£2,500,000





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Chichester House The Esplanade

Woolacombe, EX34 7DJ

Chichester House formally known as Barricane Hotel, presents a unique opportunity for investment in a grand semi-detached property rich with history, photos of which can be found to this day along the walls.

Nestled along the stunning Devon coastline, the residence offers uninterrupted panoramic views of Woolacombe, Barricane, and Combesgate beaches.

This versatile property features multiple holiday apartments, with a mixture of facilities. There is potential for further development with the conversion of rooms on both the first and ground floor for the creation of up to four additional letting units.

There is the potential for various uses, with planning being granted for various neighbouring properties. Most of the internal walls are stud, meaning a reconfiguration would be cost-effective.

Situated along the renowned world-famous golden sands, Chichester House offers an idyllic retreat with breath taking views spanning 2.5 miles of beach, extending to Putsborough and



Baggy Point. The property with its versatile layout is conveniently located a stone's throw away from the village centre where local shops, coffee shops, and restaurants abound. Multiple surf schools and easily accessible car parks add to the convince for guests.

Chichester House has been successfully operating as a holiday let business with owner accommodation. Its prime location makes it a sought-after destination consistently booked during the vibrant summer months. The property steeped in family history spanning decades, holds a unique charm that resonated with guests.

Woolacombe known for its appeal to surfers, hikers, and general holidaymakers remains bustling with activity. The village's beautiful sunsets and welcoming atmosphere make it a haven for those seeking a memorable getaway. The convenience of proximity to surrounding towns such as Ilfracombe, Croyde, and Braunton adds to the allure providing a well-rounded experience for everyone.





Ground Floor:

The owner's accommodation on the ground floor includes a conservatory/porch with beautiful views of the beach and sea, a cosy living room with a gas fire and a blocked archway leading to the former dining room, a bedroom with an en-suite shower, a dining room, and a kitchen, bathroom, and laundry area. Additionally, there are other rooms and areas such as Room 1 with a window offering a front view, Room 2 with a similar view and a side door, and Areas 1 and 2 designated for kitchen and bathroom use, intended for future completion as a letting unit. Adjacent to the games room is a side entrance with a store and access to the rear of the property.

First Floor:

The first floor includes the letting unit 'Morte View', featuring a double bedroom, bathroom, and an open plan lounge, kitchen, and dining area with a balcony providing expansive sea views.

There are also flatlets named 'Bay' and 'Lundy', each comprising a bedroom with seating and cooking facilities along with a balcony. A shared shower room and WC are provided. Additionally, there are Room 1 with a rear window, storage cupboards on the landing, Room 2 currently serving as a workshop with a rear window, and Room 3, intended as a bedroom, living area, and bathroom for the former 'Retreat' letting unit, awaiting completion.

Second Floor:

On the second floor, there's the letting unit 'Shell Bay' consisting of a double bedroom, shower room, and an open plan lounge, kitchen, and dining area. 'Hartland', another letting unit, includes a twin and double bedroom, bathroom, kitchen/diner, and lounge.





Outside:

The front patio can be accessed via steps from the pavement, offering a level area of approximately 15m x 6m. Side access leads from the front to the rear, providing entry to Shell Bay and Hartland. At the rear, there's a very private and secluded patio with a parking area, accessible via steps from the front or directly from the rear. The garden/patio boasts elevated coastal views and measures approximately 14m x 13m. Parking is available with seven parking bays accessible via steps up from the patio. Access to the rear of the property is facilitated by Rockfield Road, a private road maintained by a Management Company, with users contributing £100 annually for its upkeep.

Additional Information:

The contents and furnishings of the holiday apartments can be included along with bed linens towels and associated other associated sundries.

Agents Notes:

The rear patio is very secluded and offers great privacy.

Plans of the building and a topographical survey have been completed on the property and can be provided to prospective buyers on request.

We have been informed by the vendors that all services are mains connected.

To comply with the Property Misdescriptions Act we must inform all prospective purchasers that the measurement are taken by an electronic tape measure and are provided as a guide only, they should not be used as accurate measurements. We have not tested any mains services, therefore prospective purchasers should satisfy themselves before committing to purchase.



Floor Plans



Floor 0



Floor 1



Floor 2

Approximate total area[†]

402.48 m²

Reduced headroom

2.59 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Location Map



Energy Performance Graph

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | 65 | |
| (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 | |

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