

6 Bed Attached House/Now 2 Flats

Informal Tender

£275,000 - £300,000

Glenburnie, High Street, Combe Martin, EX34 0ET



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6 Bed Attached House/Now 2 Flats, also with Cellars, Courtyard and Garage

Glenburnie, High Street, Combe Martin, EX34 0ET



Set of the village High Street, close to all local amenities and the beach on the seafront of this popular North Devon coastal village..

The property comprises a spacious attached house, 6 beds, 2 Kitchen/Diners, 3 Receptions one with former shop front window and until recently all run as 2 separate shorthold tenancy letting units also with cellars, rear courtyard, large garage and a car space.

Combe Martin is set on the dramatic North Devon coastline, ideal for walking where the Southwest coastal path runs from Watermouth Bay and Ilfracombe to the west up to the stunning scenery of the Exmoor National Park to the east and on to Trentishoe and the Hunters Inn valley, an area of stunning scenery and outstanding natural beauty with many miles of walks with Exmoor ponies and resident Red deer.

The village itself offers a variety of shops and amenities, including a chemist, primary school, post office, health centre, restaurants and public houses and its ancient parish church. and has what is reputed to be the longest village High Street in the country.

Ilfracombe is approximately a 15-minute drive and provides national chain shops, banks and two major supermarket chains Tesco and The Co-Operative. This Victorian town is particularly noted for its picturesque Harbour and quayside as well as the Promenade with the Landmark Theatre and pleasure gardens and between Combe Martin and Ilfracombe a local golf course.

A regular bus service provides access to Ilfracombe, and Barnstaple and also Minehead via Lynton and Lynmouth.

The regional centre of Barnstaple is North Devon's administrative and historical centre and is approximately 13 miles south and its shopping precinct with many brand name High Street shops, banks and restaurants, particularly on the waterfront to the River Taw.

Barnstaple rail station connects to the intercity rail network at Exeter. The North Devon link road provides much improved access to the area connecting to junction 27 on the M

DETAILS

The property comprises a spacious attached Victorian house, 6 beds, 2 Kitchen/Diners, 3 Receptions one with former shop front window and until recently all run as 2 separate shorthold tenancy letting units also with cellars, rear courtyard, large garage and a car space.

There are doors between the 2 flats on both floors so the house could readily go back to being a single house for a large family or for bed and breakfast.

Council Tax - Both Band B

EPC - Both Band D

Services - All mains connected. 2 separate Gas boilers.



2 GLENBURNIE

This is the first floor flat with access from the front elevation only

Entrance Lobby

Original victorian tiled floor

Entrance Hall

Stairs to first floor flat

First Floor Landing

Serving all rooms

Bedroom 1 4.057 x 3.621 plus bay window (13'3" x 11'10" plus bay window)

Bay window overlooking the High Street. Radiator.

Kitchen/Dining Room 4.057 x 3.621 (13'3" x 11'10")

Radiator, fitted units with worktops, single drainer sink unit, variety of drawers and cupboards, electric cooker panel, electric meter/pay as you go

Bathroom 3.723 x 2.133 (12'2" x 6'11")

Low level close couple wc, shaped panelled bath, pedestal hand basin, low tiled splashback, Cupboard housing Worcester Gas fired boiler. Panel radiator.



VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-

Sitting Room 3.987 x 3.770 (13'0" x 12'4")
.Bay window overlooking the High Street. Radiator.

Bedroom 2 3.956 x 3.769 (12'11" x 12'4")
Radiator

Bedroom 3 2.673 x 1.761 (8'9" x 5'9")
Overlooking street.

Bedroom 4 / Office 2.274 x 2.133 (7'5" x 6'11")
Radiator

1 GLENBURNIE

The front lobby and Bedroom 2 where originally a shop and are simply divided by stud wall only. If opened up would make a room 4.05m x 3.95m

Bedroom 2 3.324 x 2.398 min (10'10" x 7'10" min)
Radiator

Bathroom 2.925 x 2.581 (9'7" x 8'5")
Panelled bath, wc and hand basin. Airing cupboard.

Sitting Room 3.930 x 3.624 (12'10" x 11'10")
Bay window, radiator.

Bedroom 1 3.650 x 2.942 (11'11" x 9'7")
Radiator.

Dining Room 4.401 x 3.777 average (14'5" x 12'4" average)
Double aspect. Radiator.

Kitchen / Breakfast Room 3.813 x 3.670 (12'6" x 12'0")
Fitted kitchen units. Extensive worktops, stainless steel sink unit, drawers and cupboards. Radiator

Glazed Passageway 3.853 x 1.044 (12'7" x 3'5")
Door to Sun Deck and staircase down to Courtyard

Sun Deck 3.852 x 3.754 (12'7" x 12'3")

Staircase steps down to

Courtyard 5.137 x 4.897 (16'10" x 16'0")
Door to garage and also Cellars.

Garage 8.9 x 3.8 average (29'2" x 12'5" average)
Up and over door to street

Cellars

Under the back rooms of the house are 3 cellar rooms

Cellar 1 3.720 x 3.456 (12'2" x 11'4")

Cellar 2 3.430 x 3.499 (11'3" x 11'5")
Deep sink.

Cellar 3 3.712 x 3.059 (12'2" x 10'0")

Cellar 4 3.712 x 3.059 (12'2" x 10'0")
Stairs to ground floor - blocked at present

Roadside Parking

Outside of the garage and under the Kitchen/breakfast Room and Dining room windows is an off road car space.





DIRECTIONS

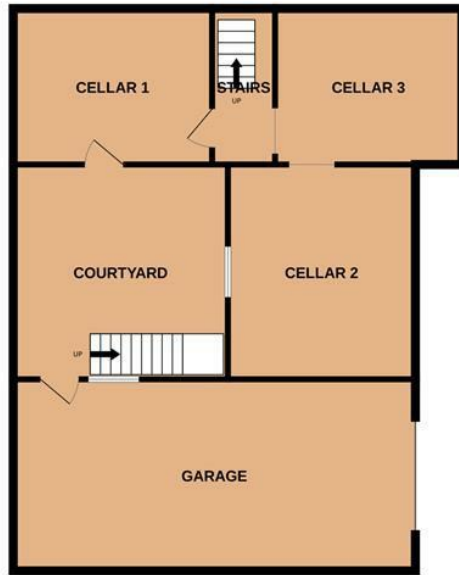
From the seafront at Combe Martin proceed up through the village, as towards Lynton, for about a half mile where you will pass the PACK OF CARDS PUBLIC HOUSE with its large car park to the right. The property is then to the right in the first block of 3 town houses, the first being run as a pet shop.. Using what3words app for mobiles use the setting [///irritate.enacts.squad](https://www.what3words.com/irritate.enacts.squad)



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878 Out of hours
Michael Challacombe 07970
445204





GLENBURNIE 1/2, HIGH STREET, COMBE MARTIN, EX34 0ET

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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