

GROUND FLOOR



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Directions

Entering Combe Martin on the A399 from the Ilfracombe direction, as you approach the sea front turn left opposite the Premier Shop. Head into the public car park that overlooks the bay. Drive through the car park and take the road to the right of the Overflow Car Park sign. The Anchorage is the last property situated at the very top of Lester Point.

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A Truly Individual 2 Bedroom Bungalow With Panoramic Views

Asking Price

£475,000

The Anchorage Lester Point, Combe Martin, Ilfracombe, EX34 0DL

- 2 Bedroom Detached Bungalow
- Off Road Parking
- Open Plan Kitchen/Living/Diner
- Non Traditional Construction
- Panoramic Views
- NO ONWARD CHAIN!
- Gas C/H and D/G
- Tucked Away Position
- EPC: D



The Anchorage is an individual, detached, two bedroom bungalow set in approximately a quarter of an acre plot with parking and situated close to the Coast Path, Little Hangman and Wild Pear Beach. Although on the North Devon coast, the property faces south and captures the sun all day with truly spectacular panoramic views over Combe Martin Bay and out to sea.

The Anchorage is approached via a no-through Private Road on Lester Point in a front-line coastal position within Exmoor National Park in an area of Outstanding Natural Beauty. Inside the property you are presented with an open plan kitchen/dining/living room. The well fitted kitchen benefits from an integral oven, electric ceramic hob, ceramic white belfast sink with ample worktop and cupboard space with an attractive curved breakfast bar. The living room boasts stunning far reaching country and coastal views. The master bedroom benefits from an ensuite shower room and access to the garden. The second bedroom is also a good sized double. The main bathroom is fitted with a three piece white suite and has an airing cupboard. Also adjacent to the bathroom there is a small utility room.

Outside to the front of the property is decking with seating areas to enjoy the views. The garden is private and not overlooked by any other property.

Services

All Mains Connected

Council Tax band

D

EPC Rating

D

Tenure

Freehold



Local Area:

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, 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.

Room list:

Entrance Porch
2.07 x 0.93 (6'9" x 3'0")

Open Plan Kitchen/Living/Diner
7.93 max x 6.55 max (26'0" max x 21'5" max)

Master Bedroom
5.01 x 3.8 (16'5" x 12'5")

Bedroom 2
3.94 x 2.94 (12'11" x 9'7")

Utility Room
1.66 x 1.01 (5'5" x 3'3")

Bathroom
2.98 x 1.79 (9'9" x 5'10")

Off Road Parking

Panoramic Views

Tucked Away Position

