



COMBE MARTIN

OFFERS OVER **£550,000**

Outstanding Renovated Home in Coastal Village

 5 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: C (73)

MILLER TOWN & COUNTRY  
exp UK



- » Impressive Fully Renovated & Extended 5 Bed House
- » Showstopper Kitchen w/Vaulted Ceiling
- » 1/3 Acre Gardens
- » 1.5 Miles to Combe Martin Beaches
- » 5 Miles to Exmoor National Park
- » 1.1 Acre Paddock & Stables Available

## The Property

This extended and fully renovated five bedroom detached house has so much on offer! Inside there is the superb kitchen / family room, separate dining room, five double bedrooms, an oversized utility / shower room and the family bathroom. The house sits within approximately 1/3 acre of gardens and includes two road access points. In addition to this, there is an approximately 1.1 acre paddock and stable block just across the lane, which is available by separate negotiation. All of this is within a short walk to the Combe Martin village centre, 1.5 miles to beaches and 5 miles to Exmoor, making this property perfect for those seeking a spacious and comfortable home within easy reach of extensive recreation opportunities!



## Location

Combe Martin is a bustling seaside village of around 2,600 which boasts a variety of pubs and shops, including a Co-op. The coast is perfect for swimming, rock pooling, sailing and fishing excursions, and Exmoor National Park provides endless opportunities to get out for a ramble. The current owners are fond of the Pyne Arms East Down for a meal, nearby Holdstone Down for a ride, Arlington Court on Exmoor for a walk and Combe Martin Beaches for a swim. There is an Ofsted-rated 'Good' primary school in the village, a C of E secondary in nearby Ilfracombe and the independent West Buckland School in Barnstaple.

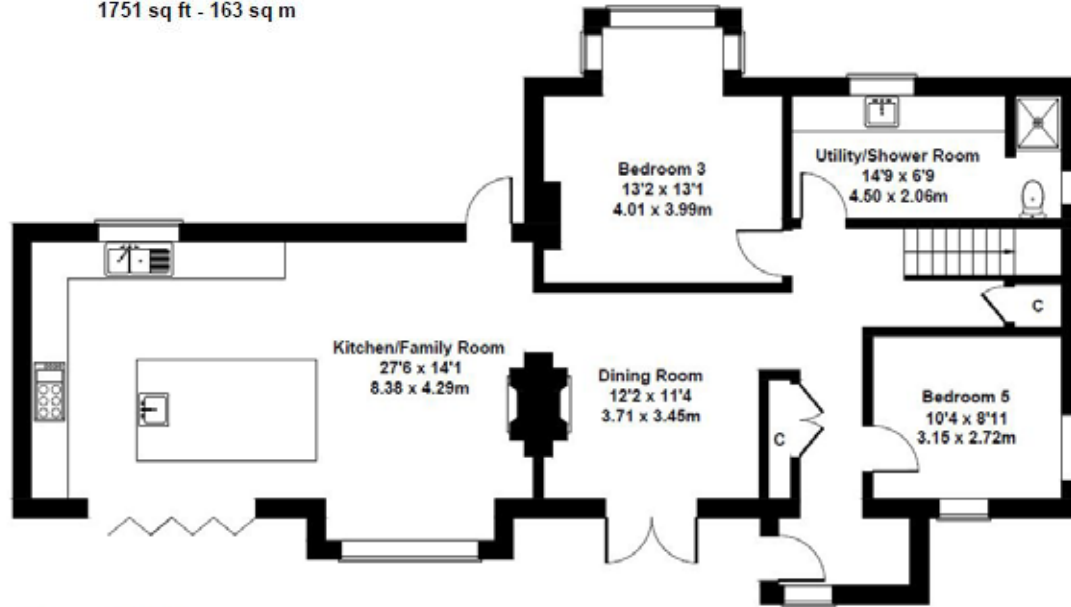
## Accommodation

The kitchen / family room extension is outstanding and comprises a vaulted ceiling with impressive triangular windows at the gable end, large kitchen island with breakfast bar and bi-fold doors leading onto the patio. This room is the heart of the home and can bring the outdoors in on a warm summer day or provide a cosy place next to the double sided gas fireplace on cooler winter days. The dining room is adjacent to the kitchen / family room and has glazed french doors leading onto the patio, and it also benefits from the double sided fireplace - perfect for large gatherings around the dining table. Also downstairs are two double bedrooms, one with a large bay window providing lovely natural light and the other currently being utilised as an office, along with the large utility room that also incorporates a shower and WC.

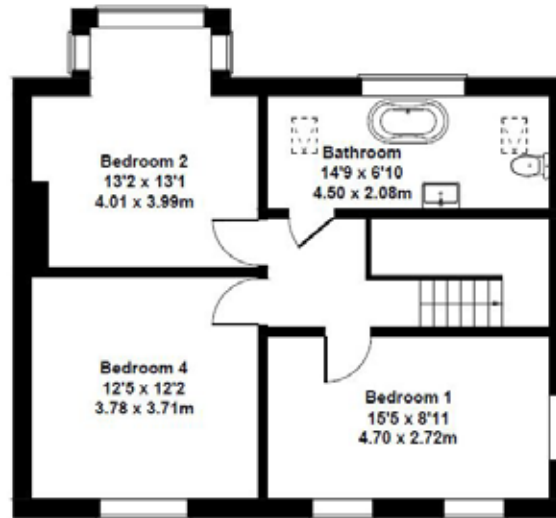
Upstairs are the three remaining double bedrooms, all well proportioned and one of which again has an expansive bay window, along with the quirky family bathroom with gable dormer window and two velux windows.



Approximate Gross Internal Area  
1751 sq ft - 163 sq m



GROUND FLOOR



FIRST FLOOR

## Accommodation

### Ground Floor

- Kitchen / Living Area 27'6" x 14'1"
- Dining Room 12'2" x 11'4"
- Bedroom 3 13'2" x 13'1"
- Bedroom 5 10'4" x 8'11"
- Utility / Shower Room 14'9" x 6'9"

### First Floor

- Bedroom 1 15'5" x 8'11"
- Bedroom 2 13'2" x 13'1"
- Bedroom 4 12'5" x 12'2"
- Bathroom 14'9" x 6'10" (areas of restricted head height)

## Outside

Private off-road parking

### Services:

- Mains electricity, gas, water & drainage.
- Gas central heating (underfloor in part of ground floor).
- Electric vehicle charging point.
- Ultrafast broadband available

**Council Tax Band:** E

**Tenure:** Freehold





## Outside

The property is approached via a small country lane that leads to a private parking area, and a pedestrian gate opens onto the approximately 1/3 acre of gardens. The first thing you notice is the lovely view of the kitchen / family room with its glazed bi fold doors swung wide, and a pathway leads up to the patio area, perfect for enjoying the sunset over the surrounding hills. The lawned gardens surround the house, and tree and hedge borders provide plenty of privacy.

Just across the lane is an approximately 1.1 acre paddock with stable block comprising 3 loose boxes and a tack room that is available by separate negotiation. The paddock is level, has a stream border at the bottom and has a variety of possible uses, including pony paddock, small holding or even camping / glamping subject to the necessary consents, with its level ground, walking distance to the village centre and close proximity to leisure activities.





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**VIEWING:**

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