



Huntington & Hillsview



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Combe Martin, Ilfracombe, Devon, EX34 0NR

Combe Martin/The Coast 1 Mile. Ilfracombe 6 miles.

A pair of two bedroom recently converted holiday cottages set off a quiet country lane with breathtaking views and 6 acres.

- 2 x Recently converted holiday cottages
- Open plan living areas and kitchens,
- Two bedrooms & WC
- 6 acres of sloping pasture
- Freehold
- Superb views Coast & Country
- Large downstairs bathrooms
- Extensive parking area
- Quiet elevated position
- Business Rates Apply

Guide Price £550,000

SITUATION AND AMENITIES

Huntington & Hillsview are situated in a private elevated position on the edge of the popular coastal village of Combe Martin and enjoy breath taking views over the village towards the Bristol Channel, with the South Wales coastline in the far distance.

Combe Martin is within the North Devon AONB and is well known for its striking rugged cliffs and coves. It is situated on the dramatic North Devon Coastline and on the western fringes of Exmoor National Park. The village enjoys a fantastic range of amenities including cafes, public houses, restaurants, butchers and a small supermarket to name a few. A regular bus service provides access to Braunton, Ilfracombe, Minehead and the Regional Centre of Barnstaple, which is about 11 miles to the south and offers the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital. At Barnstaple there is access to the A361 North Devon Link Road which leads on to Junction 27 of the M5 Motorway, where Tiverton Parkway also offers a fast service of trains to London, Paddington, in just over two hours. In April 2022 North Devon became the first place in the UK to be selected as a World Surfing Reserve (WSR). It joins a list that includes Malibu and Santa Cruz in California, the Gold Coast and Manly in Australia. North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe, are all within about 10 miles.

The Exmoor National Park provides endless bridleways and footpaths for those who wish to ride and walk and appreciate the dramatic rugged coastline and countryside.



DESCRIPTION

A rare opportunity to acquire a pair of attached newly converted holiday barn conversions situated in a fantastic elevated position enjoying stunning countryside and coastal views over Combe Martin and out to sea. In 2016 North Devon council approved the conversion of this former agricultural building into two luxury holiday homes. The property has now been completed and offers stunning contemporary accommodation in a fantastic quiet and rural setting. Both properties are of a mirror image of each other with spacious open plan living areas and kitchens, large downstairs bathrooms, underfloor heating (air source heat pumps) and two bedrooms on the first floor with separate WC's and dressing areas. Externally there is gated and fenced extensive stone chipping parking area, communal garden areas and two good sized garden sheds ideal for outdoor storage (10' x 10' & 6 x 4'). Also, as part of the property there is 6 acres of sloping pasture which can be accessed via the property's grounds or via a separate access. The property is ideal for buyers looking for a holiday home that could accommodate two families or simply use one and holiday let the other. Properties like Huntington and Hillside rarely become available to the open market therefore we highly recommend an early viewing. The accommodation, with approximate dimensions, is identified on the accompanying floorplan.

DIRECTIONS

Leaving Barnstaple on the A39, pass the North Devon Hospital on your right and after about half a mile bear left signed Ilfracombe. Pass through Muddiford and take the right hand turning signed Combe Martin and Berrydown. Continue to the next main junction, at Berrydown cross, and go straight on signed Combe Martin. Continue along this road pass the turning to Berrydown and shortly after you come to a minor cross road. Turn left here signed to Hodges and continue for about ¼ of a mile. The site will be found on the right hand side.

WHAT3WORDS///excusing.plenty.snappy

SERVICES

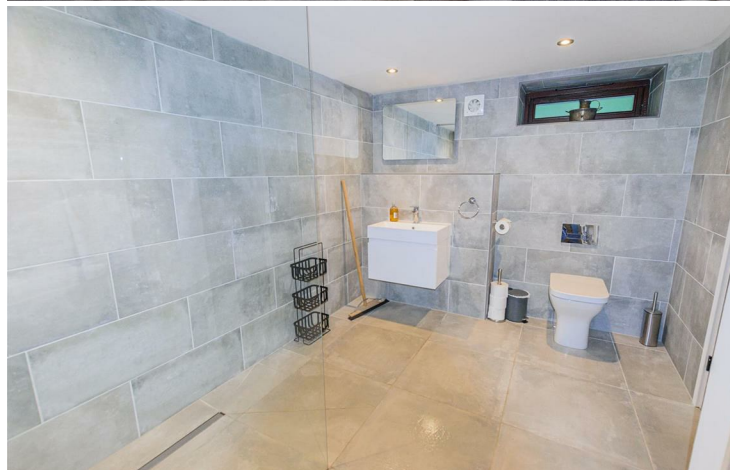
Mains electricity and water are connected. Private drainage.

SPECIAL NOTE

The property is subject to a holiday restriction clause, meaning the property can only be used as holiday home or holiday let. Contents, fixtures and fittings are also available by separate negotiation.

HOLIDAY LETTING

Both Huntington and Hillside are currently being advertised as holiday let accommodation through holidaycottages.co.uk, ref . 91378 & 91379 Further details are available on request.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	93
(81-91)	B		
(69-80)	C		
(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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Approximate Gross Internal Area
 Huntington = 106.6 sq m / 1147 sq ft
 Hills View = 97.7 sq m / 1052 sq ft
 Total = 204.3 sq m / 2199 sq ft



Huntington - First Floor

Hills View - First Floor



Huntington - Ground Floor

Hills View - Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID973756)