



Wood Barton





# Wood Barton

Wood Lane, Combe Martin, Ilfracombe, Devon, EX34 0NE

Within a short drive of local amenities, Combe Martin beach and Exmoor.

Individual detached residence located in a popular coastal Devonshire village with 1.4 acres

- Detached Contemporary Home
- 4/5 Double Bedrooms
- Separate Dining Room
- Gardens and Extensive Parking
- Freehold
- Tucked away position with a fine outlook
- 27ft Open Plan Kitchen/Living Room
- Study & Utility Room
- 1.25 acre paddock, 3 Stables & Tack Room
- Council Tax Band E

Guide Price £695,000

## SITUATION AND AMENITIES

Wood Barton enjoys the best of all worlds, being off a quiet 'no through' country lane, yet only a short walk from the Combe Martin village centre and beach, as well as footpaths leading to country walks. Combe Martin offers a fantastic range of shops and amenities for its size including tea rooms, farm shop, delicatessen, fish and chip shop, restaurants, public houses and small supermarket. From the beach front there is direct access to the South West coast path, which provides walks with unrivalled views of some of the most breathtaking scenery in the UK. Combe Martin beach is a pretty sheltered sandy beach which is excellent for rock pool fishing for inquisitive children, kayaking and paddle boarding can be enjoyed.

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. 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 or walk and appreciate the dramatic rugged coastline and countryside.





## DESCRIPTION

We are delighted to offer for sale this attractive detached family home situated in a private, tucked away position with a fine outlook across surrounding countryside and woodland. Wood Barton is understood to have originally been built in the 1940's and started life as a modest three bedroom home, before being transformed into a stunning modern contemporary residence four years ago by the current owner. Some of the most notable improvements have included two large extensions, one to the side which has created a fabulous 27ft vaulted ceiling family orientated kitchen/living area with bi-folding doors leading onto a large terrace overlooking the garden. The second extension is to the rear of the property which has added a useful utility room and shower room with large family bathroom above. Quarter of an acre tree lined gardens wrap around the property with an extensive parking area, plenty of space for multiple vehicles, motorhome or boat. The property also comes with an a 1 ¼ acre level stream lined paddock located over the road with stables and tack facilities.

## ACCOMMODATION

The accommodation is spacious, light and airy comprising of initial entrance hall leading to central hallway with multiple built in storage cupboard. Stairs rise to the first floor with a wide opening leading into the dining area. From the hallway doors lead into a useful utility room which has the added benefit of having a downstairs shower and WC. There is a separate family room or bedroom with box bay window and a study which could also be utilised as a bedroom if required. The dining area has French style patio doors leading outside onto the patio area. There is a double sided gas feature fireplace shared between the living and dining area. The stunning vaulted ceiling, open plan living room and kitchen is the heart of the property and is perfect for entertaining with a range of bespoke angular windows positioned to maximise the views of the surrounding woodland backdrop. From the kitchen area there is bi-folding doors leading to the large outside patio. The kitchen is modern in style with a country twist with shaker style units, polished quartz work surfaces and central island with breakfast bar. The kitchen has built in appliances and ceramic Belfast sink. From the first floor landing doors lead into three further double bedrooms and family bathroom with a modern white suite.

## OUTSIDE

Externally the property sits within generous lawned gardens enclosed by hedgerow to the front and fenced to the rear with stone laid south facing patio area, mature trees and two large attractive palm trees. There is an extensive parking area to the side with fence and gate, and a pathway leading to the property. Located over the lane is a level paddock enclosed by hedgerow and bordered by a small stream. The land is fenced secure, ideal for horses, keeping sheep, chickens or simply exercising the dogs. There are three timber stables and tack/feed room.

## DIRECTIONS

From Barnstaple, depart north along the A39, turn left onto the B3230 towards Ilfracombe. Follow this road through Muddiford, taking the next right to 'Berry Down Cross and Combe Martin. At Berry Down Cross proceed straight ahead toward Combe Martin. At the junction turn right. Continue passing Buzzacott Lane on the left-hand side and take the right hand turn into Wood Lane where the property will be located on the left.

WHAT3WORDS ///steam.pints.trees





These particulars are a guide only and should not be relied upon for any purpose.

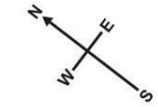


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
81-91)	B		
69-80)	C		
55-68)	D		
39-54)	E		
21-38)	F		
1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	80
EU Directive 2002/91/EC			

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

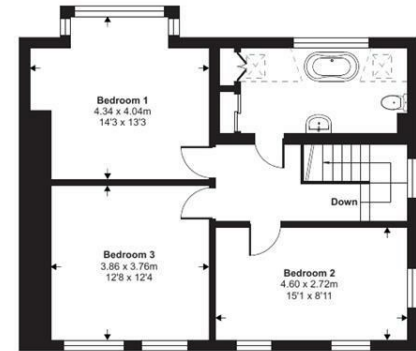
barnstaple@stags.co.uk

01271 322833

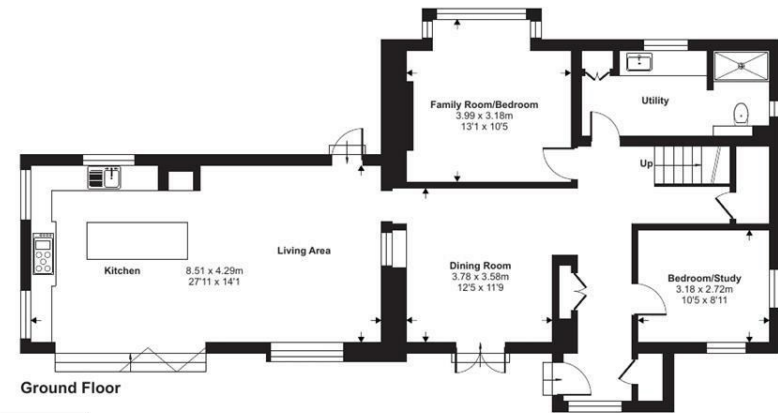


Denotes restricted head height

Approximate Area = 1870 sq ft / 173.7 sq m  
 Limited Use Area(s) = 20 sq ft / 1.8 sq m  
 Total = 1890 sq ft / 175.5 sq m  
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Stags. REF: 1064525



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