



Moorlands And Coastal Path Cottage







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Exmoor, Devon, EX34 0PF

Combe Martin 3 miles. Lynton/Lynmouth 7 miles. Barnstaple 13 miles. Croyde 25 minutes.

A highly individual property offering three dwellings, two successful holiday lets and owners accommodation, all enjoying breathtaking views of Exmoor and the sea.

- Elevated Coastal Location with Panoramic Sea Views
- With Full Residential Use
- In Exmoor National Park
- Dual occupation/ Income Opportunity
- Freehold
- 2 Detached Single Storey Residences
- Currently 2 Holiday Cottages and Owners Accommodation
- Highly Successful and Profitable Established Business
- Landscaped private garden of 1.129 Acres
- Council Tax Band E and Business Rates Apply

Guide Price £1,450,000

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SITUATION AND AMENITIES

Sit within the Exmoor National Park, Holdstone Down has stunning views which can be enjoyed through 360 degrees encompassing much of the dramatic North Devon coast, Lundy Island, the Welsh coast, Exmoor and the rolling hills of Dartmoor in the distance. The South West Coast Path is on the doorstep, which takes in six miles of towering cliffs and secluded coves, wooded river valleys and heather moor land. Popular destinations are Heddons Valley between the hamlets of Trentishoe and Martinhoe where the moor meets the sea below The Hunters Inn. The nearby villages of Combe Martin, Lynton and Lynmouth offer a good selection of local amenities with the larger towns of Ilfracombe and Barnstaple offering a wider range of facilities and regional amenities. Some of the regions best sandy surfing beaches are not far away at Woolacombe, Croyme and Saunton.

DESCRIPTION

Moorlands and Coastal Path Cottage are detached single storey dwellings located on Holdstone Down in the Exmoor National Park. They are highly versatile and beautifully presented light and airy coastal residences enjoying breath taking panoramic coastal views and offering a wealth of opportunities, either as a home with a lucrative income, multi-generational living, home business or a combination of all. Currently arranged as three separate units they sit in grounds of approximately 1.129 acres. Two of the units are used as holiday letting cottages generating a substantial income with a high proportion of repeat guests, with the third providing the owners accommodation. However the properties could easily revert to a purely residential use with both enjoying full residential permission. All three units enjoy the spectacular views, with generous gardens and allocated parking.

MOORLANDS (CURRENTLY OWNERS ACCOMMODATION)

Entrance door leading into KITCHEN/DINING ROOM with tiled floor, fitted shaker style kitchen with oak work tops, laundry cupboards, space for white goods, free standing fridge/freezer, integrated Smeg electric fan oven, ceramic hob, black glass splash back, French doors to garden. Door to GARAGE with WC with commercial sink unit, Grant oil fired boiler, door to garden, electric roller door, storage in eaves. Door leading into INNER HALL, oak floor, radiator, doors off to bedrooms (described later), French glazed doors leading into LIVING ROOM, a dual aspect room with sea views, oak flooring, vaulted ceiling, wood burner on stone hearth, door leading into LOBBY and out to garden, LAUNDRY/STORAGE SPACE. BEDROOM 1, a dual aspect room overlooking garden. BEDROOM 2, a dual aspect room with sea views, and door leading directly to the garden, Oak flooring. Door to STUDY/BEDROOM 3, window to front, radiator, continuation of oak flooring. Newly fitted SHOWER ROOM with sea views, large walk in shower, wall mounted, dual flush w/c, vanity hand wash basin with mixer tap, extractor fan, heated towel rail.

MOORLANDS TO SEA (CURRENTLY HOLIDAY LET)

Stable style door leading into KITCHEN/FAMILY ROOM, slate flagstone floor (continuing out to the sun terrace), triple aspect room with bi-fold doors opening out to the SUN TERRACE with stunning sea views, steps leading down to the circular firepit and seating area. The bespoke kitchen was designed and built by Bell Interiors, and benefits from integrated appliances including, twin ovens and heating drawer, microwave, dishwasher and washing machine, space for fridge/freezer, larder style cupboards and wide variety of base and wall units, LED lighting, Brazilian slate worktops, inset stainless steel twin sinks and drainer, ceramic hob with extractor over, tiled splash back, slate flooring, vaulted ceiling, contemporary wood burner, access to loft space. Doorway to INNER HALL from kitchen leading through to DINING ROOM/BEDROOM 3, a dual aspect room with windows to side and rear, fitted carpet, multi-fuel burner on tiled hearth. BEDROOM 1, a dual aspect room with sea views, wood effect flooring, radiator, built in wardrobes, feature lighting. BEDROOM 2, with sea views, fitted carpet, radiator, recessed storage area, EN-SUITE BATHROOM, 3 piece white suite comprising bath with shower attachment over, vanity unit with inset wash basin with drawers and storage below, low level w/c, tiled floor to ceiling, sky light, vertical towel rail radiator, extractor fan. SHOWER ROOM, fully tiled contemporary suite comprising dual close coupled w/c, walk in shower with Triton electric shower, hand wash basin with vanity unit with storage, mirror with lights and shaver point, floor to ceiling radiator, extractor fan and heater.





COASTAL PATH COTTAGE (CURRENTLY HOLIDAY LET)

ENTRANCE PORCH, double glazed door leading into ENTRANCE HALL, Karndean flooring, radiator, telephone point. KITCHEN, continuation of Karndean flooring, window overlooking garden, fitted shaker style kitchen, free standing fridge and freezer, Candy electric fan oven and induction hob with glass splash back, Bosch integrated dishwasher and space for washing machine, slate effect work top with stainless steel sink and drainer with mixer tap, wall mounted cupboards, radiator. SITTING ROOM triple aspect with fabulous sea views and overlooking gardens, continuation of Karndean flooring, radiators, sliding doors leading into CONSERVATORY with French doors leading outside, wood effect vinyl flooring, fabulous sea views and views towards the moor. MASTER BEDROOM with sliding doors leading into garden, fitted carpet, radiator. BEDROOM 2, window overlooking garden, fitted carpets, built in wardrobes, radiator. BATHROOM, contemporary white suite comprising bath with mixer tap and shower attachment, vanity hand wash basin with mixer tap, mirror above, dual flush close coupled w/c, large shower with glazed curved doors and dual head shower, heated towel rail, slate tiles, loft access via hatch, window to rear. GARAGE with up and over door, vaulted ceiling, window to side.

OUTSIDE

The properties are approached via a gated gravelled driveway with ample off street parking for all 3 properties, manicured lawns. Moorlands also has a private gated driveway with secluded garden with lawn and seating areas, additional lawn areas enjoying the sea views. Moorlands to Sea enjoys its own private garden with sun terrace and sunken BBQ area with fabulous panoramic views across the moor and out to sea, a truly stunning situation. Coastal Path Cottage also enjoys private gardens with large open plan lawn, with fabulous sea views over surrounding Exmoor and towards the Welsh coastline. LOG CABIN with log burner with verandah, pathway leading to BBQ area and space for vegetable garden. POTTING SHED, GREENHOUSE, LOG STORE and additional storage area, gated access leading directly onto the moor. Further lawn with variety off private and secluded seating areas, outside water supply, oil tank.

SERVICES

Mains electricity, bore hole water supply with UV filter, charcoal filter and water softener, private drainage for all properties (2 septic tanks). Part underfloor heating, Oil Fired boilers serving hot water and central heating for both Moorlands and Coastal Path Cottage. 2 Log burners in Moorlands to Sea and 1 Log burner in Moorlands. x2 4Kw Solar panels systems and 1 x 4kW battery. Coastal Path Cottage also has a hot water diverter. According to Ofcom standard Broadband is available. Air Band Radio Broadband 40Mbps. Multiple Mobile phone networks are also available.

FIXTURES & FITTINGS

Some of the fixtures and fittings are be available subject to separate negotiation.

AGENTS NOTE

Currently operated as two successful holiday lets and owners accommodation, however Moorlands and Moorlands To Sea could easily revert to a principle residence. The website, social media pages and booking systems and goodwill are also available. Furthermore, we understand that there is planning permission for additional accommodation on both, details of which can be found under planning reference numbers: Extension to CPC 62/19/17/003 Extension to Moorlands 62/19/17/004. Driveway including repositioning of existing driveway to where it now is (therefore commenced) 62/19/16/004. Coastal Path Cottage is a 2 bedroom detached residence which currently operates as a successful holiday let and generates a healthy income, which also has full residential use.

DIRECTIONS

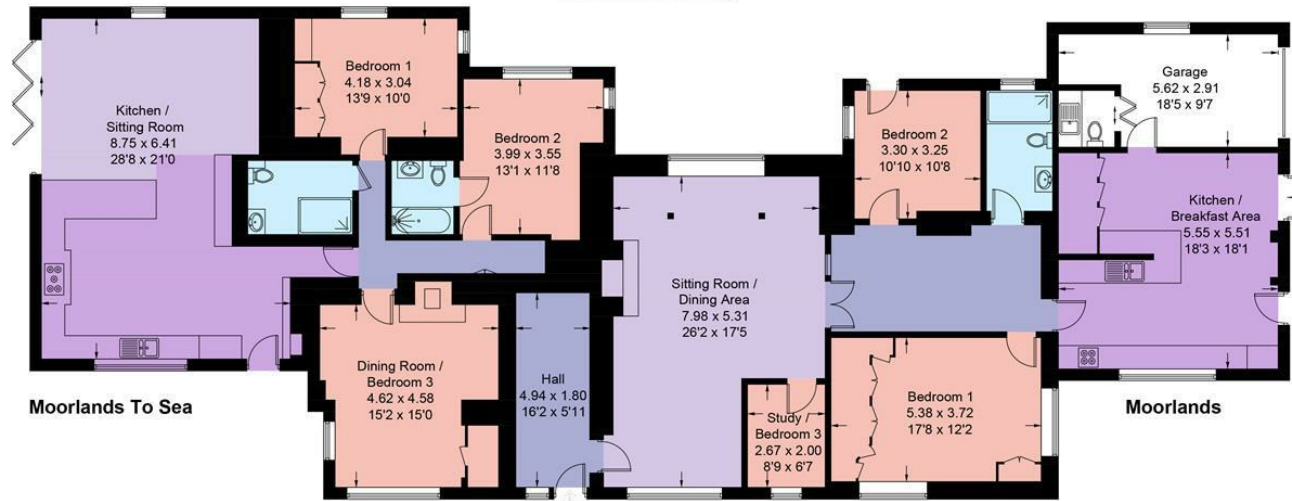
Follow the North Devon Link Road (A361) to North Aller Roundabout near South Molton, then take the A399 towards Combe Martin, Brayford and Blackmoor Gate. Follow the road through Brayford and on through Blackmoor Gate continuing towards Combe Martin until you reach a turning on the right signposted Trentishoe and Hunters Inn (before the Kentisbury turning on the left), turn into Coulsworthy Lane. Continue along, keeping to the right on the bend at Stoney Corner, signposted Trentishoe and Hunters Inn, continue ahead, where Moorlands will be found after about half a mile on the left.

What3Words: ///quote.innovator.hours

Approximate Gross Internal Area = 392 sq m / 4220 sq ft



Coastal Path Cottage



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1071568)



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			93
(81-91) B		80	
(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	



