



Camberley House



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Combe Martin, Ilfracombe, Devon, EX34 0AL

Village amenities/beach within easy walking distance. Ilfracombe 5 miles. Barnstaple and Woolacombe 11 miles.

An extremely versatile Edwardian property currently arranged as two self contained 2 bedroom apartments within a short walk of the seafront/beach. EPC Bands C & D.

- Two self contained 2 bedroom apartments
- Home and income potential
- Within an easy walk of the Seafront and Beach
- Period features throughout
- Striking and characterful stone facade
- Private parking for 4 vehicles
- South facing patio/terrace
- Sea glimpses
- Council Tax Band A
- Freehold

Offers Invited £350,000

SITUATION AND AMENITIES

Camberley House is at the heart of Combe Martin village centre and is within a gentle stroll of the beaches, as well as footpaths leading to countryside and coastal walks. Combe Martin offers a fantastic range of shops and amenities for its size including chemist, doctor surgery, bakery, tea rooms, farm shop, delicatessen, fish and chip shop, restaurants, public houses and small supermarkets. 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 breath-taking 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.

DESCRIPTION

A rare opportunity to acquire an extremely versatile character property within a short walk of the popular and picturesque Combe Martin beach. Camberley House is a very well maintained Edwardian property with an extremely charming and striking facade. The property is currently arranged as two self contained apartments with their own front doors, one property on the first floor and the other on the ground floor. We understand that in a former life, the property was all one, and the current owners have explained that a previous doorway could easily be re-instated. In recent times, all windows have either been replaced or sympathetically restored. The property also benefits from a large parking area, which can comfortably park 4 vehicles. We understand the property dates back to 1911 and that the building has an interesting history, where it has been formally used as a shop with adjoining owners accommodation, a pharmacy and a solicitors office. We understand the property now offers full residential consent and would make a wonderful home, home and income, second home or holiday let investment.



FIRST FLOOR APARTMENT

A period wooden front door with arched glass nameplate above leads into the entrance porch where you will immediately notice the stunning original tiled floor. There is an inner wooden half glazed door that takes you into a hallway and stairs rise to the first floor. There is a half landing, with a step up to a short corridor that leads to the kitchen, family shower room and separate WC, which is at the rear of the building. The kitchen/dining area is a generous size and offers space for a small dining table and free standing fridge freezer. There is space for a washing machine, tumble dryer and dishwasher. The kitchen itself is modern and offers plenty of high and low level storage cupboards. There is a gas oven, with gas hob and extractor fan above. It is a really light kitchen, with a large window and views of the wooded valley beyond. The family shower room has been updated in recent times and offers a large walk in shower with Vado shower fittings and sliding door. There is marble effect aqua panelling inside the shower and stylish modern tiling throughout the remainder of the room. A modern sink is sunken into a vanity cupboard, with vanity mirror above and built in toothbrush charging point. To the front of the property and on the other side of the landing is the living room and the two bedrooms. The living room is magnificent and is certainly the focal point of the apartment. This comfortable room enjoys a large hexagonal bay window with countryside views and sea glimpses as well as benefitting from period features which include picture rails and a coal fire with tiled surround. Bedroom 1 is extremely light and spacious with modern oak style fitted wardrobes that stretch the length of the room. There is a large window with views of the wooded valley beyond. Bedroom 2 is a sizable double bedroom with period arched double windows and period feature fireplace. The original internal doors remain throughout the apartment and have been extremely well looked after, they add real charm to the property.

GROUND FLOOR APARTMENT

A wooden front door leads into an inner porch with space for hanging coats. The inner porch opens up into a large living room which runs the width of the property and enjoys two stunning curved windows either side of front door. The two bedrooms and family bathroom are accessed off of a corridor that runs along to the rear of the building, where there is a stunning kitchen extension with vaulted ceiling and access to a private paved terrace. The kitchen has been stylishly designed with high and low level shaker style soft closing cupboards, an electric Lamona oven with gas hob and extractor fan above. Space for a washing machine, dishwasher and a recess in the wall allows space for a free standing fridge freezer. There is a fitted breakfast bar and skylight window. The family bathroom offers a modern panelled bath with shower head above, hand basin and WC, heated towel rail. Tiled walls and wood effect vinyl flooring. Bedroom 1 is a good sized double bedroom with an ensuite shower room, built in wardrobes and large window which looks out over the rear patio. Bedroom 2 is also a generous double bedroom with a large window and wardrobes. The private terrace/patio at the rear of the building is a very good space and enjoys the South facing aspect and the wooded valley setting beyond, there are steps that lead down to a shared track and the parking area. There is a further path that runs along the side of the terrace which adjoins a gently flowing stream, this path leads back to the front of the building and from here, it is only a short walk to the beach and seafront.

SERVICES

We understand the property is connected to mains services. We understand that approximately 4 years ago, both properties had new gas fired boilers fitted. According to Ofcom; Superfast internet services are available and mobile service is likely outside the property with all networks.

DIRECTIONS

Upon reaching Combe Martin from the Ilfracombe direction, with the seafront and beach on your left hand side, proceed for approximately 200 yards and the property can be found on your right hand side.

WHAT3WORDS///refrained.video.princes

LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or rentals.northdevon@stags.co.uk.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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		EU Directive 2002/91/EC	

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