



Torcliff











# Torcliff Lester Point

Combe Martin, Ilfracombe, Devon, EX34 0DL

Combe Martin beach/village, walking distance. South West coastal path/Exmoor nearby. Barnstaple 12 miles.

A mature detached bungalow in frontline, south facing coastal position enjoying breath taking sea views.

- 24'8 Sitting/Dining Room
- 2 Bedrooms, 2 Bathrooms
- Consent to convert loft
- Potential for home & income
- Parking for 2 - 3, Council Tax Band D
- 25'8 Kitchen/Breakfast Room
- Utility Rooms, Gas C.H.
- Potential for dual occupation
- Extensive decking & mature garden
- Freehold. - No upward chain

Guide Price £655,000

## Stags Barnstaple

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**SITUATION & AMENITIES**

As the name of the property suggests, Torcliff occupies a cliff top position approached via a no-through Private Road on Lester Point, in a front-line coastal position looking directly down onto Combe Martin bay, the beach, out to sea and also across the village and over open countryside. This particular part of Combe Martin is actually South facing and within Exmoor National Park and designated to be an Area of Outstanding Natural Beauty. The South West Coast Path is nearby, giving access to many miles of walks over rugged cliffs and coves on the dramatic North Devon coastline, yet the property is also within walking distance of the village centre itself. Combe Martin boasts the longest High Street in the county, with a variety of shops and amenities, including primary school, health centre, restaurants, public houses and places of worship. A regular bus service provides access to the regional centre of Barnstaple, as well as Braunton, Ilfracombe and Minehead. A little further afield are the sandy surfing beaches of Croyde, Putsborough, Saunton (also a Championship Golf Course) and Woolacombe. The regional centre of Barnstaple is less than 30 minutes, and from there Junction 27 of the M5 is a further 45 minutes, with mainline intercity rail links available at Tiverton Parkway (London Paddington in just over 2 hours).

**DESCRIPTION & PLANNING PERMISSION**

A mature, detached single storey residence, presenting painted rendered elevations with some relief stone work, below feature bow windows to the front elevation. The windows are double glazed throughout, all beneath a tiled roof. The accommodation is bright and spacious, tastefully modernised and well presented. The wow factor are the breathtaking views, not only over the bay below and out to sea, but across the village and up the valley.

There is an extensive loft space and planning consent was granted by Exmoor National Park on 22.09.23 under Planning Reference 62/19/22/004 for conversion of this, to include a new external staircase to the rear. The plans provide for HALL/KITCHEN AREA, OFFICE, BEDROOM with EN-SUITE. This element of the building would in effect be self-contained. Accordingly, the property could potentially lend itself to dual occupation or various home and income uses (the vendor currently blocks off the existing accommodation from time to time, which can already provide a self-contained suite for use by the owner, as well as a separate letting unit). The vendor has obtained a quote for the proposed loft conversion from a local builder, who has estimated circa £60,000 incl. VAT to complete the proposed conversion. Copies of the plans and elevation drawings are available from the selling agents upon request, although the proposed layout of the roof conversion is shown on the floorplans which are provided with these particulars. As the accommodation stands, or with the roof conversion, the property is considered ideal as a principal residence, second home, UK base, holiday let or a combination of these uses.







## ACCOMMODATION

PORCH with half glazed door to BREAKFAST ROOM/KITCHEN – a spacious through room in distinct kitchen and breakfast zones, separated by an open archway, and within the BREAKFAST ROOM there is an attractive bow window, allowing fine views. The kitchen units are finished in gloss white with slate effect work surfaces and incorporating single drainer stainless steel sink unit, integrated dishwasher, integrated fridge/freezer, integrated microwave and separate electric oven, integrated 4 ring gas hob with floating brushed stainless steel extractor hood over, range of matching wall mounted cupboards, wood effect flooring.

SITTING ROOM – another large, bright, double aspect room with feature bow window and double glazed sliding patio doors to the extensive SUN DECK, ideal for Al fresco dining and also allowing magnificent views, 2 shelved recesses, wood effect flooring, arched display feature, ornate plasterwork to the ceiling. INNER HALL leading to UTILITY ROOM (utilised as a kitchenette when locked off) with matching units to the main kitchen, circular stainless steel sink unit, Baxi wall mounted gas fired boiler for central heating and domestic hot water (approximately 2 years old). From the INNER HALL a doorway leads to the secondary section of the inner hallway with trap to loft space and self-contained BEDROOM 2 with double built in wardrobes, en-suite SHOWER ROOM cubicle with hand held and drench showers, low level wc, wash hand basin with doors beneath, slate effect flooring, ladder style heated towel rail/radiator, extractor fan. BEDROOM 1 is accessed from the BREAKFAST ROOM/KITCHEN with French doors into the garden with matching side glazed panels, a range of fitted wardrobes which are partly mirror fronted. EN-SUITE BATHROOM with wood panelled 'P' shaped bath with both hand held and overhead drench shower, glazed shower screen, marble tiled surround, wash hand basin within bay window, ladder style heated towel rail/radiator, low level wc, slate tiled flooring, extractor fan.

From the PORCH there is a further UTILITY ROOM with space and plumbing for a washing machine, as well as a tumble dryer, and a double wall cupboard.

## OUTSIDE

From the access lane there is a parking bay for 2-3 vehicles, as well as an electric charging point and a rustic enclosure for the wheelie bin. A bank of lawn climbs up to the right-hand side of the property, where there is eventually a stone retaining wall, topped with mature shrubs and hedging. There are TERRACED GARDENS immediately in front of the dwelling itself, which are laid to further areas of lawn, interspersed with mature specimen plants and shrubs. There are stone retaining walls, and a pedestrian gate and pathway leading to the door of the property.

To the rear, the property adjoins bedrock. The extensive DECKED AREA to the front is ideal for entertaining, sun worshipping and is enclosed by handrails, as well as glazed panels, so as not to break up the fabulous views. There is an outside water tap nearest to the front door.

## LOCAL AUTHORITY

Exmoor National Park, Exmoor House, Dulverton, Somerset, TA22 9HL.

## SERVICES

All mains services are connected, gas fired central heating.

According to Ofcom, broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

## DIRECTIONS

What3Words: hiker.rosier.contour

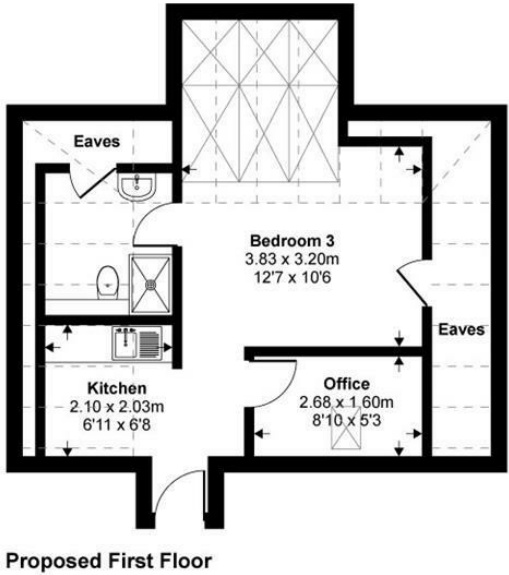
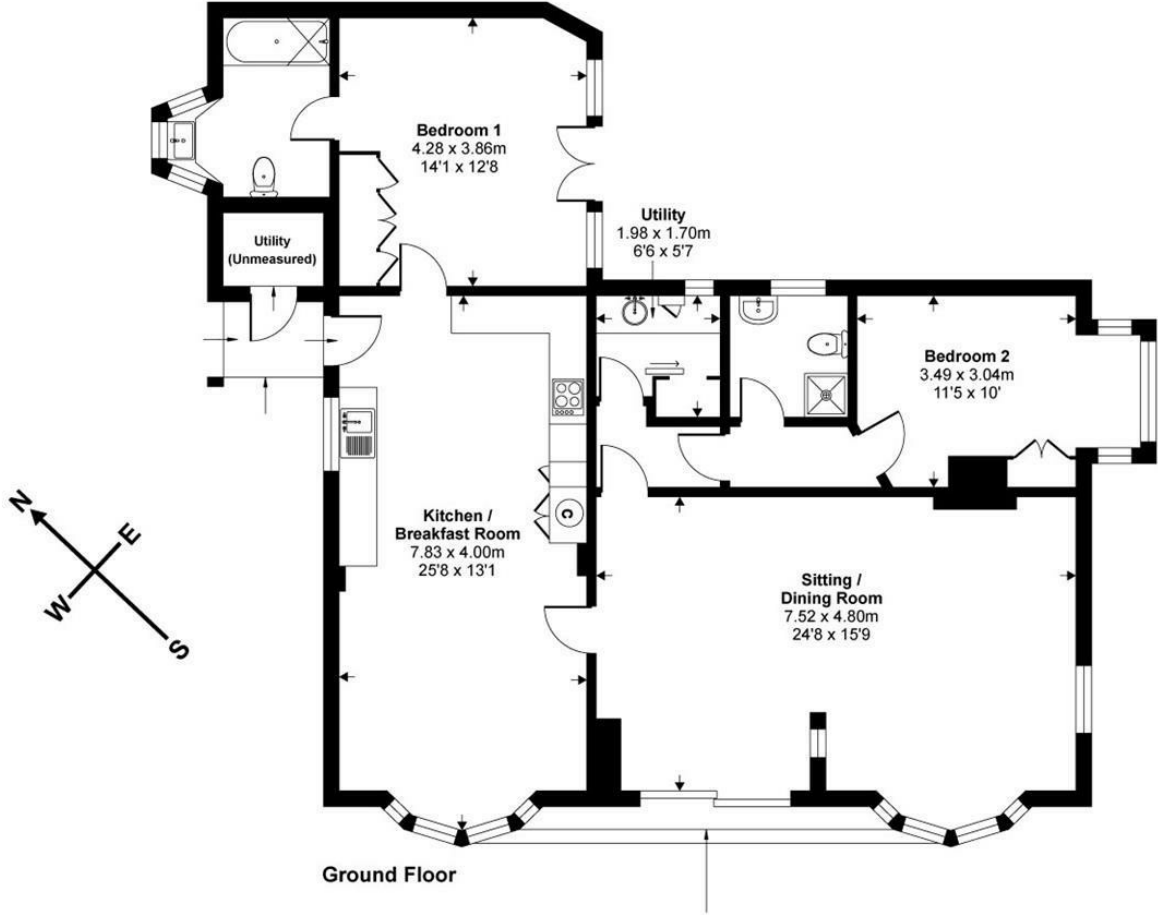
The property can actually be seen from the beach in Combe Martin. Vehicular access is through the public car park, which leads up to Hangman Path, where the property is towards the end on the right-hand side.



Approximate Area = 1510 sq ft / 140.2 sq m (excludes utility)  
Limited Use Area(s) = 633 sq ft / 58.8 sq m  
Approximate Area = 2143 sq ft / 199 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1220953



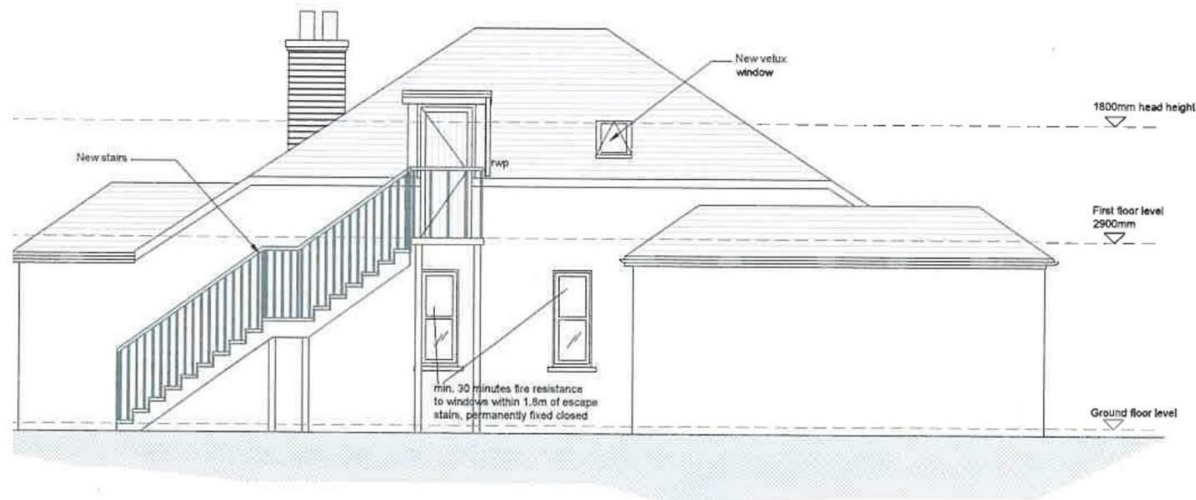
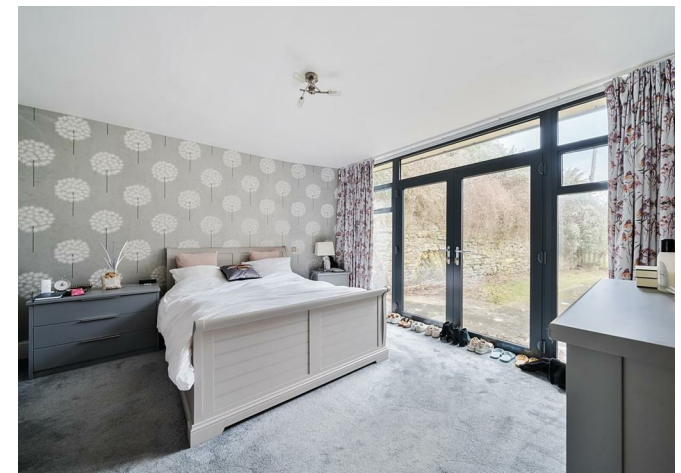
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Proposed Front (South West) Elevation



Proposed Rear (North East) Elevation





