

**COMBE BANK LODGE**

**ENTRANCE PORCH & HALLWAY.**

Double glazed windows and tiled floor in porch which opens to:

**ENTRANCE HALLWAY.** Tiled flooring. Built in cupboard. Feature window. Staircase to first floor.

**KITCHEN/BREAKFAST ROOM 11' 0" x 13' 2" (3.35m x 4.01m)**

A super kitchen/breakfast room which has been refurbished during our vendors ownership comprising good range of fitted wall and base cupboards and large breakfast bar area with cupboards below. Solid wooden working surfaces and Belfast sink. 'Flavel' dual fuel range style cooker. Space for dishwasher and recess space for fridge/freezer. Mirrored metro tiled surrounds. Underfloor heating. Double doors open to:

**GROUND FLOOR BEDROOM/SNUG. 11' 6" x 10' 1" (3.50m x 3.07m)**

Double glazed window to front. Fireplace with fitted log burner (installed in 2024) Two built in wardrobes. Parquet flooring.

**DINING/SUN LOUNGE. 14' 7" x 10' 10" (4.44m x 3.30m) approx. (irregular shape)**

Tiled floor with underfloor heating. Double glazed windows and half glazed roof feature to one side overlooking the courtyard. Double doors to:

**LIVING ROOM. 12' 0" x 10' 1" (3.65m x 3.07m)**

Parquet flooring. Full height double glazed window to front. Feature fireplace with inset gas living flame fire.

**GROUND FLOOR BATHROOM/W.C.**

Luxury bathroom again re-fitted by our vendor comprising: Roll top slipper bath with standpipe mixer tap. Large shower enclosure with fitted shower. Counter top washbasin with flush mounted mixer tap on fitted bathroom unit with beautiful mosaic tiled top. Close coupled W.C. Attractive mirrored tiling. Double cupboard housing Baxi boiler and space/plumbing for washing machine and storage/shelving.

**FIRST FLOOR. (currently loosely arranged as a flatlet)**

**BEDROOM 1. 10' 10" x 11' 10" (3.30m x 3.60m)**

Double glazed window to rear. Stripped wood flooring. Shelved recess.

**BEDROOM 2. 12' 9" x 9' 9" (3.88m x 2.97m)**

Double glazed window to front. Radiator. Built in wardrobe and shelved recess.

**LOUNGE/ BEDROOM. 11' 10" x 10' 2" (3.60m x 3.10m)**

Stripped wood flooring. Double glazed window to front. Sliding door to:

**KITCHENETTE. 7' 10" x 6' 6" (2.39m x 1.98m) max**

Comprising fitted cupboards and drawers, stainless steel sink and drainer. Tiled surrounds. Freestanding electric cooker. Heated towel rail. Extractor fan. Roof window.

**BATHROOM/W.C.** Panelled bath and pedestal wash basin. Close coupled W.C. Tiled surrounds. Heated towel rail.

**ROBIN COTTAGE.**

Covered entrance passage leads up to:

**UTILITY/ WORKSPACE AREA.** Double glazed window and doors for cottage access. Loft access hatch to large loft space.



**LOUNGE. 11' 8" x 10' 1" (3.55m x 3.07m)**

Tiled floor with underfloor heating. Feature corner Log Burner. Double glazed patio doors to enclosed paved courtyard garden.

**KITCHEN/BREAKFAST ROOM. 11' 11" x 9' 1" (3.63m x 2.77m)**

Range of wall and base cupboards, roll edge working surfaces and inset stainless steel sink and drainer. Built in electric oven and hob. Plumbing/space for washing machine. Integral dishwasher (currently not working). Space for table. Tiled floor with under floor heating. Double glazed window and door to garden.

**BEDROOM 1. 12' 8" x 9' 8" (3.86m x 2.94m)** Exposed stone wall feature and original beams. Radiator. Wardrobe recess. Double glazed window and door.

**INNER HALL.** Steps down to:

**BEDROOM 2. 9' 8" x 7' 1" (2.94m x 2.16m)** Exposed stone wall and original beams. Radiator. Double glazed window.

**BATHROOM/W.C.** Arranged over two levels. Close coupled W.C. and step down to: Bathroom comprising panelled bath with mixer tap and fitted shower. Pedestal wash basin. Tiled surrounds. Tiled floor with underfloor heating. Double glazed window. Cupboard housing boiler for hot water and central heating to Robin Cottage only. Exposed beams.

**OUTSIDE.** Private driveway from New Road, shared by the adjoining properties with pedestrian access to Coombe Bank. Coombe Bank Lodge owns the garden which runs down the driveway on the left (going up) along with the additional parking space at road level. Wrought iron gates to the side of the house open to a further parking area.

**CONNECTING COURTYARD.** A very pretty and delightful, good size courtyard area connects the house to Robin Cottage. Our vendor has artistically enhanced the paving with mosaic patterns and there is a covered, pergola feature, seating area.

**HOUSE GARDEN.** A unexpectedly large, private enclosed garden is accessed to the rear of the cottage, mainly laid to lawn with various shaped borders and variety of shrubs and plants. A patio seating area is located at the top of the garden and there are six fruit trees planted throughout the garden along with raised vegetable beds. A pond, garden shed and compost area are located towards the bottom of the garden. There is a fenced area and shed for chickens.

**COMPOSITE GARDEN STUDIO. 10' 10" x 6' 10" (3.30m x 2.08m)**

A great addition for an ideal hobby room/home office etc. Light and power points. Oak flooring. Skylight window.

**COURTYARD GARDEN FOR ROBIN COTTAGE.** A good size landscaped and enclosed garden to the side of the cottage enjoying good privacy. Trellis feature. Of historical interest a covered chamber is also accessed from here, rumoured to be the sealed chamber forming part of a smugglers tunnel.

**COUNCIL TAX BAND:** Combe Bank Lodge: E Robin Cottage: A

**ENERGY PERFORMANCE RATING:** Combe Bank Lodge: C Robin Cottage: B

**SOLAR PANELS:** 12 solar panels with large storage batteries are fitted to Robin Cottage and are owned.

**BROADBAND AND MOBILE COVERAGE:** The Ofcom website indicates that there is standard and superfast broadband available in this area. Please check your mobile operator for coverage.

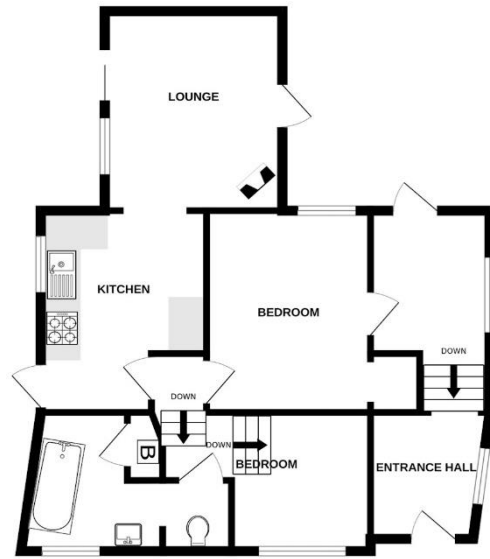


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

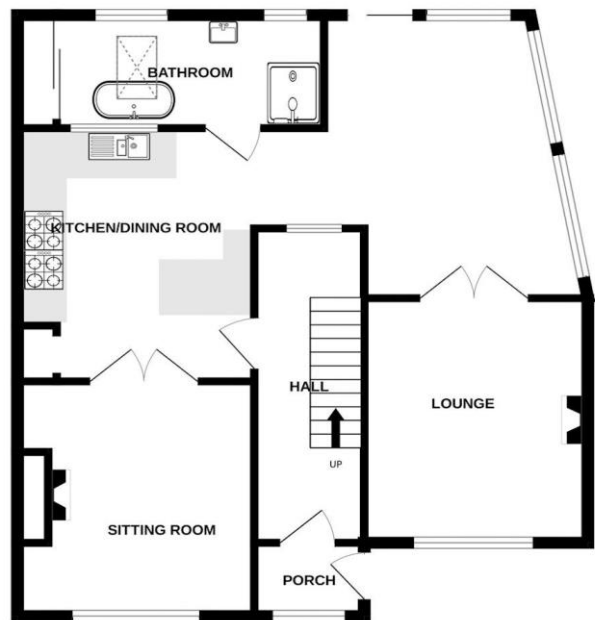
Ref C0001862 Written by: R.C

**New Road,  
Brixham, TQ5 8BY**

ROBIN COTTAGE  
57.9 sq.m. (623 sq.ft.) approx.



GROUND FLOOR  
66.5 sq.m. (715 sq.ft.) approx.



1ST FLOOR  
52.8 sq.m. (568 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE



A rare combination of two beautiful period properties, ideal for multi family living, offering huge flexibility for a family residence, or home and income opportunity. Combe Bank Lodge is an Arts & Crafts style home with Artist residence. 3-4 bedroom/ 2 reception house and is currently loosely split into two separate living accommodations, this could easily be reverted if required. Robins Cottage is a deceptively spacious 2 bedroom cottage. The properties are linked by a very pretty, good size courtyard.

Combe Bank Lodge we are informed, dates back to the 1860's and the cottage is believed to be circa 150 years old. The current owner has made many improvements in recent years and the properties now make comfortable and charming homes, with many extras that are too extensive to list so internal viewing is highly recommended. The properties are set well back from New Road, approached via a shared private driveway and offers ample parking and unexpected enclosed large, private rear garden with super composite garden studio, ideal for home office or hobby room. Brixham town center with its bustling Harbour and pretty marina are approximately half a mile level walk away. A regular bus service also runs along New Road into the the town and Paignton.

**£610,000 Freehold**