



# turners



## Sunnyside

Combe Martin, Ilfracombe, EX34 0JH

Price Guide £360,000



# 5 Sunnyside Cottages, Sunnyside

Combe Martin, Ilfracombe, EX34 0JH

**Price Guide £360,000**



## Property Description

Occupying a tucked-away position within the popular Sunnyside area of Combe Martin, this deceptively spacious and beautifully presented end-terrace family home offers a wonderful blend of character, charm and practicality. Benefitting from off-street parking for two to three vehicles, the property enjoys an elevated setting with delightful views across the surrounding countryside, the historic village church and glimpses of the sea in the distance.

The accommodation is arranged over multiple levels and offers versatile living space ideally suited to modern family life. Upon entering the property, you are welcomed into a stylish and spacious open-plan lounge and dining room, a fantastic social space for both everyday living and entertaining. The room is centred around an attractive log burner, creating a warm and inviting atmosphere, while large windows allow natural light to flood the space and frame the attractive outlook. The generous kitchen provides ample worktop and storage space, making it ideal for keen cooks and busy family life. Adjoining the kitchen is a useful lean-to area, offering additional storage and practical access to the utility room, helping to keep household chores neatly separated from the main living accommodation.

The property boasts four well-proportioned double bedrooms, offering flexibility for growing families, guest accommodation or home-working requirements. Two of the bedrooms benefit from their own contemporary three-piece en-suite shower rooms, providing a degree of privacy and convenience rarely found in properties of this style. The remaining bedrooms are served by a well-appointed three-piece family bathroom, beautifully presented and enhanced by a skylight that fills the room with natural light.

Externally, the property continues to impress. The elevated rear garden enjoys a sunny aspect and has been thoughtfully landscaped to create an attractive outdoor retreat. With stunning countryside views and distant sea glimpses, it provides the perfect environment to relax and unwind. A low-maintenance sun terrace, directly accessed from Bedroom

Three, offers a superb spot for al fresco dining, morning coffee or evening drinks while enjoying the surrounding scenery. Further enhancing the property's appeal is a useful outbuilding incorporating a WC, which could serve as a convenient outdoor toilet, workshop space or additional storage facility.

Combining generous accommodation, attractive outdoor spaces, ample parking and a highly desirable location, this unique and characterful home represents an exceptional opportunity for families seeking a spacious village property with far-reaching views and excellent versatility. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

## Location

Combe Martin is a charming coastal village nestled within the picturesque landscape of North Devon. Famous for its stunning views of the Bristol Channel and its rugged coastline. With its quaint streets, traditional pubs, and local shops, the village exudes a peaceful atmosphere perfect for relaxation.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

## Directions

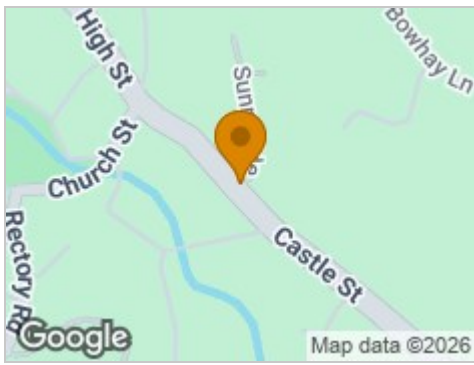
From our office Follow the north-east on the High Street/A361 and follow all road signs towards Combe Martin. As you enter Combe Martin follow the A399 through the High street and as you go past the church there will be a left hand turning onto Sunnyside just after the George & Dragon pub. Follow this road to the end where the property will be on your right hand side.

What3words: nerves.pardon.cherished

Tel: 01271 866421



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

135 High Street, Ilfracombe, Devon, EX34 9EZ  
 Tel: 01271 866421  
 Email: [sales@turnerspropertycentre.co.uk](mailto:sales@turnerspropertycentre.co.uk)  
<https://www.turnerspropertycentre.co.uk>

## Energy Efficiency Graph

