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Old Engine Tenement and Enginefield, Pound Lane

Combe Martin, Ilfracombe, EX34 0LT

Asking Price £325,000

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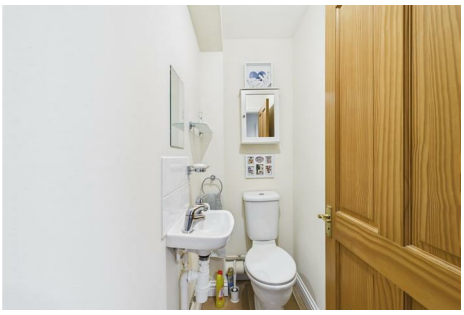

Old Engine Tenement

Old Engine Tenement is a wonderfully presented two-bedroom home that perfectly combines traditional charm with modern living. Set within a peaceful location enjoying picturesque countryside views, this impressive home offers spacious and thoughtfully designed accommodation throughout. The property features two generously sized double bedrooms, each offering comfort and light, alongside an inviting lounge diner that provides an ideal space for both relaxing and entertaining. The modern fitted kitchen is well-equipped with quality units and appliances, while the stylish three-piece shower room suite adds a contemporary touch. Additional benefits include a practical utility room and a convenient downstairs WC, enhancing everyday functionality.

Outside, the property truly excels with its beautifully maintained south-facing tiered gardens, offering a blend of well-kept lawns, thriving vegetable patches, and attractively arranged planting areas. A brick-built shed and covered area provide excellent options for outdoor dry storage or quiet seating, creating a perfect retreat to enjoy the serene surroundings. With its impressive presentation, generous living space and stunning outdoor areas, Old Engine Tenement represents a rare opportunity to acquire a distinctive home in a tranquil and scenic setting. In addition, the property benefits from a large plot of land opposite the property that provides parking for several vehicles.

Enginefield

Enginefield is a well-presented ground floor flat that has been successfully operated as a holiday let for several years, offering both comfort and charm in equal measure. The property benefits from its own private entrance and features a spacious double bedroom, a stylish open-plan lounge, kitchen, and dining area designed for modern living, and a contemporary three-piece bathroom suite. Beautifully maintained and thoughtfully arranged throughout, Enginefield provides an ideal opportunity for those seeking a ready-made investment, a holiday retreat, or a comfortable and easily managed home in a desirable setting.

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.

Agent Notes

- Enginefield EPC rating is Currently a D (60) with the potential for a C (74)
- Ask agent for previous two years holiday let earnings
- Both properties have separate heating systems and electrics

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 and the George & Dragon turn right just before Combe Martin Health Centre onto Wet Lane where the parking for the property will be on the right hand side. the property is a short walk across the bridge.

Tel: 01271 866421

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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.

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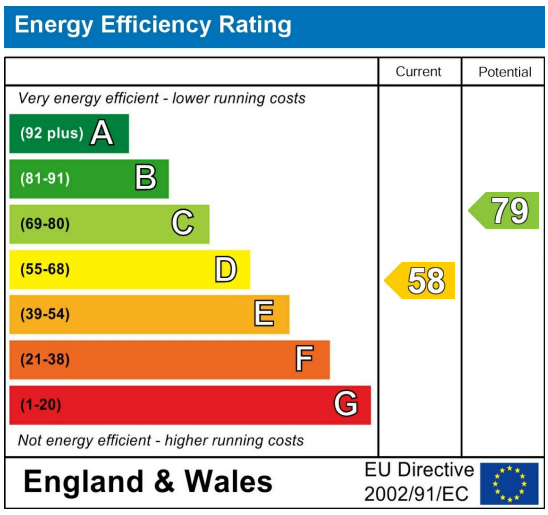
135 High Street, Ilfracombe, Devon, EX34 9EZ
Tel: 01271 866421
Email: sales@turnerspropertycentre.co.uk
https://www.turnerspropertycentre.co.uk

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