

# Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



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& Tuckwood

## COMBESFOOT BUNGALOW

Brendon, LYNTON, Devon EX35 6PT



## Combesfoot Bungalow

A beautifully presented, three-bedroom detached bungalow situated within the idyllic village of Brendon in the heart of the Exmoor National Park close to the Somerset border.

This attractive property has been lovingly maintained by the current owner to provide comfortable, spacious accommodation with modern kitchen and bathroom and an en-suite to one of the bedrooms.

Other benefits include a double garage, plentiful off-road parking, a detached studio in the garden which could be converted (subject to planning permission) for use as a holiday let if desired, gardens and woodland extending to some 2.5 acres, fishing rights on the River Lyn and wonderful views over the valley.

# ACCOMMODATION



**T**he front door opens into a hallway with stairs to the first floor, storage cupboard and personal door into the garage.

To the first floor there is a large landing area with storage cupboard and sliding door out to an attractive balcony seating area designed to take full advantage of the lovely views.

LOUNGE – a large, double aspect room with two large windows to the front enjoying wonderful views, window to the side and a very attractive feature fireplace.

From the landing and lounge, doors open into the,

KITCHEN DINER – fitted with modern wall and base units, butler style sink incorporated into work surface with tiled surrounds, island unit and integrated appliances to include an oil/solid fuel fired Rayburn for central heating and cooking, an electric oven with hob and extractor hood over and fridge. French doors to the side open to a decked area enjoying wonderful views down the valley. A further door to the rear opens to the rear garden.



BEDROOM ONE – a large double aspect room with windows to the side and rear and door to a fitted en-suite shower room.

From the garage (which houses the oil-fired boiler), a door opens to a fitted UTILITY ROOM which has a door through to a good-sized STOREROOM.

BEDROOM TWO – another large double aspect room with windows to the front and side designed to take full advantage of the views.

STUDIO – positioned at the bottom of the driveway, which is a good-sized building with two windows to the front with lovely views and a small kitchenette area. This building could be converted for use as a small holiday let subject planning permission.

BEDROOM THREE – with an aspect to the front.

BATHROOM – fitted with a modern three-piece suite.



## OUTSIDE

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The property is elevated above the lane and is approached over a sloping driveway which levels out to provide off road parking and access to the garage.

The gardens surround the property and extend to some 2.5 acres with areas of grass, shrubs, mature trees and woodland, all of which enjoy magnificent views over the surrounding hills.

The property also enjoys fishing rights on the River Lyn with a right of way on foot only to gain access to the piece of land bordering the river.

**SITUATION:** Brendon is a small village located in the heart of Exmoor National Park in Devon, close to the Somerset border. The village is surrounded by beautiful landscapes and breathtaking views of the moors. The village is known for its peaceful and tranquil atmosphere, making it a perfect destination for those who want to escape the hustle and bustle of city life. The village is also home to a number of historic buildings, including the St. Brendan's Church, which dates back to the 13th century.

One of the main attractions of Brendon is the River Lyn, which runs through the village. The river is a popular spot for fishing and is home to a variety of fish species, including salmon and trout. The river is also a great place for a leisurely walk, with several footpaths running alongside it. The river is surrounded by lush greenery and is a great place to relax and unwind.

Brendon also has a pub, The Staghunters, and a village hall.

**Directions:** What3Words: [///sage.product.unwound](https://www.what3words.com/sage.product.unwound)

# ACCOMMODATION

(all measurements are approximate)

## HALLWAY

LOUNGE 17'5" (5.31m) x 12'10" (3.90m)

KITCHEN DINER 21'5" (6.52m) x 12' (3.66m)

BEDROOM ONE 14'1" (4.30m) x 8'7" (2.62m)

## EN-SUITE SHOWER ROOM

BEDROOM TWO 10'5" (3.18m) x 12'6" (3.81m)

BEDROOM THREE 10'7" (3.23m) x 9'6" (2.89m)

BATHROOM 8'4" (2.54m) x 8'10" (2.69m)

GARAGE 15'5" (4.71m) x 16'10" (5.14m)

UTILITY ROOM 5'8" (1.73m) x 7'1" (2.16m)

STORAGE ROOM 4'6" (1.37m) x 6'11" (2.11m)

STUDIO 18'6" (5.65m) x 8'8" (2.63m)

## GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

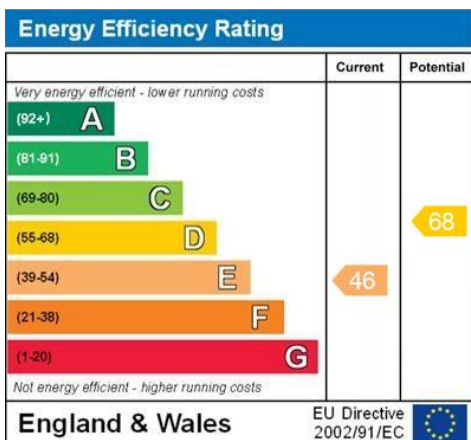
**Services:** Mains water and electricity. Septic tank drainage. Oil fired central heating.

**Council Tax Band:** E

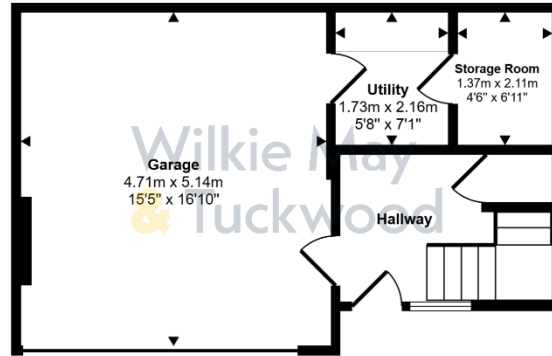
**Broadband and mobile coverage:** The maximum available broadband speeds are 17 Mbps download and 1 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

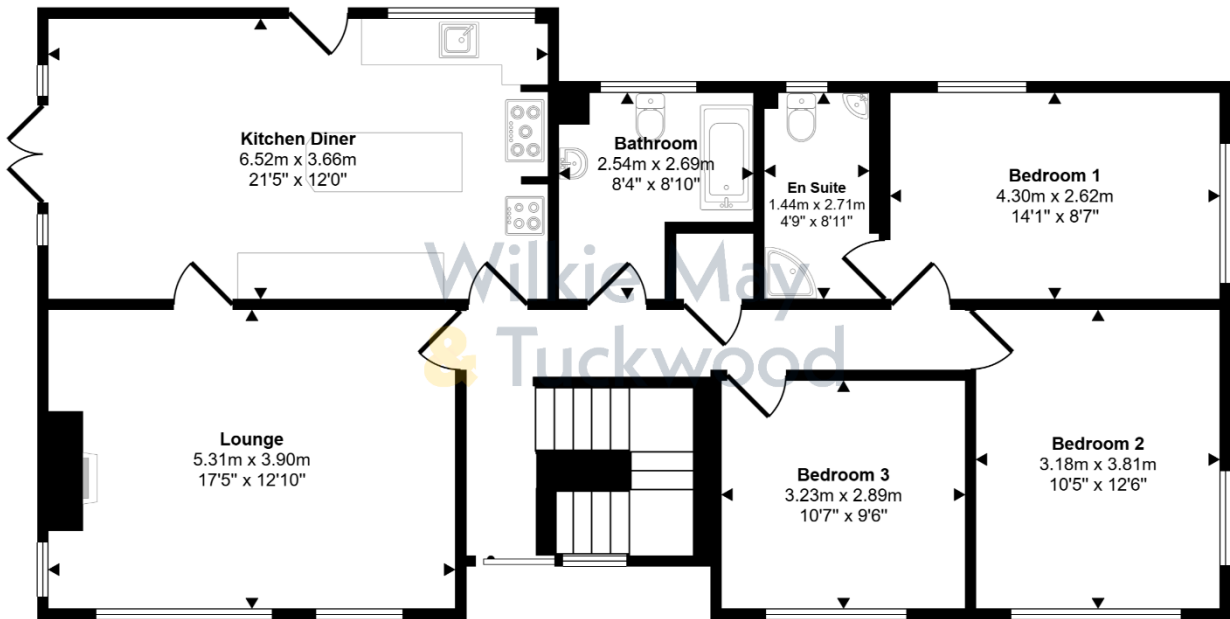
**Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>



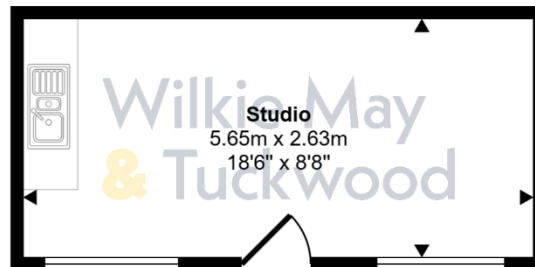
# FLOORPLAN



Ground Floor  
Approx 40 sq m / 429 sq ft



First Floor  
Approx 106 sq m / 1144 sq ft



Studio  
Approx 15 sq m / 160 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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**MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: 8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor

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