



1 Whitegates

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Woodlands, Combe Martin, Devon EX34 0BB

Village amenities & the beach within walking distance. Within easy reach of the South West Coast Path

One to be viewed - A four bedroom semi-detached home with generous parking, occupying a superb & elevated position with stunning sea, coast & countryside views

- Superb Sea Views
- Four Bedrooms & Two Bathrooms
- Lovely Outside Space
- Open Plan Kitchen/Dining Room
- Short Walk To Shops & Beach
- Large Garage & Parking
- Freehold
- Council Tax Band C

Guide Price £425,000

SITUATION & AMENITIES

Combe Martin is a popular coastal village with its beach, shops and numerous amenities, which include a primary school, post office, health centre, restaurants, bakeries, cafes and public houses. The village is well known for its striking rugged cliffs and coves - a particular feature on this dramatic stretch of coastline, and is also on the western fringes of Exmoor National Park. A regular bus service provides access to Braunton, Ilfracombe, Minehead and regional centre of Barnstaple. Barnstaple is about 11 miles to the South and offers the area's main business, commercial, leisure and shopping venues, as well as North Devon District Hospital. At Barnstaple there is access to the A361 (North Devon Link Road) which leads on to Jct. 27 of the M5 Motorway, in about 45 minutes and where Tiverton Parkway also offers a fast service of trains to London, Paddington, in just over two hours. North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe, are all within about 30 minutes by car.

DESCRIPTION

A beautifully positioned former Show Home, set within a modern development in Combe Martin and offering parking for four to five cars. This superb property makes an ideal primary residence, first home, second home or holiday let, with its elevated position, affording stunning sea and coastal views from every floor.

This charming four-bedroom home occupies the largest plot within the development and may offer scope to extend, or simply be enjoyed as it is, with thoughtful enhancements made by the current owner over the past 13 years. Notable features include a newly fitted kitchen and bathroom, a new boiler, and delightful rear and side gardens with vibrant, well-established planting. A newly constructed terrace and pergola provide the perfect spot for outdoor dining and relaxation.



ACCOMMODATION

The front door opens into a welcoming Ground Floor hallway with space for coats, a cloakroom to the rear, and internal access to the garage. Stairs rise to the First Floor, where you'll find a front-facing living room and a rear kitchen/dining room.

The living room is dual-aspect, enjoying beautiful views across the green, valleyed countryside and quite spectacular sea views. Inward-opening double-glazed doors maximise the outlook and reveal a Juliet balcony. To the rear, the newly fitted open-plan kitchen/dining room features integrated appliances, double glazing, laminate wood flooring and sliding doors leading out onto a South-facing decked terrace. The garden is framed by established planting and provides access to a newly built side terrace and pergola, creating a private and tranquil outdoor space.

Stairs continue to the Second Floor, where the impressive views carry on. This level offers two rear-facing double bedrooms, a modern shower room, a fourth bedroom/study, and a front-facing double bedroom with sea views and its own ensuite shower room.

OUTSIDE

Occupying the largest plot within the development, the property enjoys a generous amount of outside space - particularly to the side. A side gate provides stepped access from the Ground Floor up to the First Floor rear and side gardens. The rear garden is predominantly decked, offering an ideal space for relaxing and entertaining, while the side features a newly constructed terrace and pergola. Both areas are well stocked with a mix of new and established planting, creating a delightful, tranquil setting in an unusually quiet position.

A notable advantage for Combe Martin is the exceptional amount of private parking that accompanies the property. To the front, there is a car port with additional parking to one side, while to the rear sits a single garage with a remote controlled electric roller door and excellent storage throughout. The garage also includes a utility area to the rear and internal access to the ground-floor hallway. In addition, there is an allocated, numbered parking bay directly opposite the house.

SERVICES

All mains services connected. Gas-fired central heating. According to Ofcom, Superfast broadband is available in the area and mobile signal is likely from several networks. For further information please visit <https://checker.ofcom.org.uk/>

DIRECTIONS

Coming from Ilfracombe, proceed down the hill into the village of Combe Martin. You will come across a sharp hairpin bend by Newberry Farm. Turn right shortly after into Whitegates. Proceed up a steep hill where you will find Whitegates at the top and number 1 can be found almost immediately on the left hand side. W3W///constants.holiday.meals

AGENTS NOTE

Whitegates is a private road, owned by Whitegates Residents Company Limited. Each property pays £30 per month for upkeep and maintenance.

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Current	Potential	
74	78	

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