



Windrush





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13 Combe Park, Ilfracombe, Devon, EX34 9NY

Ilfracombe beach, town & The Torrs, all within a healthy walking distance. Barnstaple 13 miles

An attractive detached residence offering bright, spacious & versatile accommodation in quiet private road, on high ground enjoying fine views of both coast & country

- Hall, Sitting Room, Study/Bed 5
- Kitchen/Dining Room, Conservatory
- Second Reception/Bedroom 4
- 3/5 Bedrooms, 3 Bathrooms
- Utility, Double Garage, Parking
- Balcony with sea views
- Hillside gardens
- Large loft with potential
- Council Tax Band E
- Freehold

Guide Price £499,950

## SITUATION & AMENITIES

In a quiet, tucked away private road, with an elevated position, enjoying excellent views over the town towards open countryside, Hillsborough, the Bristol Channel and distant Welsh coast. Ilfracombe nestles on the glorious dramatic North Devon coastline, with picturesque harbour and offers a variety of shops, restaurants, banks, health centres, Tesco supermarket, schools for all ages, etc. Further afield, the sandy beaches of Woolacombe – now part of the North Devon World Surfing Reserve - are within easy reach, as are the other coastal resorts of Croyde, Puttsborough and Saunton, which also offers a Championship Golf Course. There is a more local golf course on the outskirts of Ilfracombe, and Exmoor National Park is within easy access. Barnstaple the regional centre is about 13 miles, and offers the area's main business, commercial, leisure and shopping venues, as well as district hospital and train links to Exeter. Jct.27 of the M5 Motorway is about an hour by car, and nearby Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter.

## DESCRIPTION

A rare opportunity to purchase 1 of 4 detached houses approached via a private spur road. Understood to have originally been constructed in the 1970s, Windrush presents elevations of brick and painted render, with double glazed windows, beneath a clay tiled roof. The main reception area gives access to a wraparound balcony, from which the best of the wonderful views can be enjoyed. The adaptable accommodation can provide 3 bedrooms and 3 reception rooms, or 5 bedrooms and 1 reception room. The Ground Floor master bedroom suite is large enough to be utilised as a bed/sitting room, subject to purchaser's requirements. This is certainly a property that need to be viewed internally to be fully appreciated.





**ACCOMMODATION**

GROUND FLOOR  
Front door to ENTRANCE HALL tiled flooring, CUPBOARD understairs. BEDROOM 1 range of fitted bedroom furniture to one wall – 2 of the wardrobes have mirror fronts. ENSUITE BATH/SHOWER ROOM with panelled bath, tiled surround, telephone style mixer tap/shower attachment, tiled shower cubicle, wash hand basin with illuminated wall mirror above and vanity drawers and cupboards under, low level wc, ladder style heated towel rail/radiator. From the ENTRANCE HALL a doorway leads to the INTEGRAL DOUBLE GARAGE (described later). Staircase rising to FIRST FLOOR galleried landing. SITTING ROOM a bright double aspect room with sliding double glazed doors to L-SHAPED BALCONY from which there are magnificent views of both coast and country, brick fireplace with fitted wood burner on tiled hearth. INNER LANDING with BROOM CUPBOARD, trap door with retractable aluminium ladder leading to LOFT SPACE – part boarded, power and light connected (possibly suitable for conversion subject to planning permission). KITCHEN/DINING ROOM arranged in 2 distinct zones. The kitchen has an excellent range of units in a cream theme, topped by granite effect work surfaces and matching wall mounted cupboards, 1 ½ bowl single drainer moulded sink unit, integrated dishwasher, double electric oven, built-in microwave, integrated fridge/freezer, central island with 4-ring induction hob, drawers beneath, tiled flooring, ample space for dining table. LEAN-TO CONSERVATORY in UPVC tiled flooring, door to GARDEN. UTILITY ROOM single drainer stainless steel sink unit, adjoining work surfaces, appliance space under, plumbing for washing machine (appliance included) half-glazed door to GARDEN. BEDROOM 2 fine views, double bed recess with bedside cabinets, bridge cupboard, range of fitted wardrobes – 2 of which are mirror-fronted. ENSUITE SHOWER ROOM tiled cubicle, Triton electric shower unit, low level wc, wash hand basin, vanity cupboard below, ladder style heated towel rail/radiator, extractor fan. BEDROOM 3 double bed recess, fitted bedside cabinets, bridge cupboards, mirror-fronted double wardrobe. BEDROOM 4 (currently utilised as a 2nd reception room/TV room) built-in shelved CUPBOARD, fine views. BEDROOM 5 (currently utilised as a STUDY) fitted shelving and built-in CUPBOARD. FAMILY SHOWER ROOM with shower cubicle, wash hand basin, vanity cupboards, low level wc, heated towel rail/radiator, extractor fan.

INTEGRAL GARAGE has an electric roller door, power and light connected.

**OUTSIDE**

Immediately in front of the property there is tandem parking on a tarmac driveway for several vehicles. There is then a raised brick bed – currently gravelled for ease of maintenance. There is access at both side of the property via steps, both of which are bordered by shrubbery areas and lead to the REAR GARDEN where there is initially a TERRACE running along the entire length of the rear of the property. Then a retaining wall topped with planter. The next level is laid to lawn, with a galleried DECK to enjoy sun, sunsets and the best of the views. There are further borders above – all fence enclosed.

**SPECIAL NOTES**

The fitted carpets, curtains and light fittings are included in the sale.

We understand that the owners of No.13 are responsible for 25% of the upkeep of the private spur road, which passes in front of their property, with one house just beyond, on an if-and-when occurring basis.

**SERVICES**

Mains drainage, electricity and water. Solar panels provide energy. There is electric heating throughout by individual modern electric room heaters. A security alarm is fitted. According to OfCom, Superfast broadband is available in the area and mobile signal is likely from several network providers. For further information please visit <https://checker.ofcom.org.uk/>

**DIRECTIONS**

W3W/////basket.bars.powder  
From Ilfracombe town centre, leaving in the direction of Combe Martin in a Easterly direction, continue into Portland Street and follow the road passing Lantern Court (the McCarthy & Stone apartment development). At the traffic lights turn right into New Barnstaple Road and follow this road for approximately 400 yards, turning 2nd right into Combe Park on the sharp left hand bend. Proceed into the development and take the spur road immediately on your right, where the property will be found as being the penultimate of four properties in this section of the development.





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		
	Current	Potential
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		
	15	31
England & Wales		
EU Directive 2002/91/EC		

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