



turners



Woodlands

Combe Martin, EX34 0AS

Price Guide £385,000



2 The Gables, Woodlands

Iffracombe, EX34 0AS

Price Guide £385,000



Property Description

Occupying an enviable position with picturesque countryside and sea views, this beautifully presented two/three bedroom period family home that effortlessly combines timeless character with contemporary styling. Thoughtfully modernised throughout while retaining many original features, the property offers versatile living accommodation, landscaped gardens, a detached studio, garage, and off-road parking.

From the moment you arrive, the home's charm is immediately apparent. An attractive stained-glass entrance door and original mosaic tiled flooring create a welcoming first impression and set the tone for the character found throughout the property.

The living accommodation is arranged around a spacious open-plan lounge and dining room, an elegant and light-filled space featuring high ceilings, a striking bay window framing delightful sea views and a feature log burner that provides a cosy focal point. The seamless flow between the lounge and dining areas makes this an ideal setting for both family life and entertaining guests.

To the rear, the stylish contemporary kitchen has been thoughtfully designed to maximise both light and functionality. Multiple skylights flood the room with natural daylight, complementing the modern cabinetry, quality work surfaces and integrated appliances. A useful ground-floor WC completes the accommodation on this level.

The first floor offers two generous double bedrooms and a beautifully appointed family bathroom. The primary bedroom has been cleverly extended into the original third bedroom to create an impressive and versatile space, enjoying stunning sea and countryside views. The room further benefits from built-in wardrobes and a dedicated dressing or home office area, whilst offering the flexibility to be reinstated as a third bedroom should additional accommodation be required. The room could easily be reinstated into two bedrooms again to have a third bedroom. Bedroom two is another spacious double room, enjoying attractive views over the rear garden and featuring a stylish wash basin, adding both practicality and character.

The family bathroom has been beautifully designed and fitted with a luxurious four-piece suite comprising a walk-in shower, panelled bath, wash basin, and WC. Vaulted ceilings and Velux windows enhance the feeling of light and space, creating a tranquil and relaxing retreat.

Externally, the property continues to impress. To the front, there are two allocated off-road parking spaces, a single garage, and beautifully landscaped tiered gardens that provide a variety of seating and entertaining areas, perfect for al fresco dining while taking in the surrounding countryside and sea views. The rear garden is a particular feature of the property, thoughtfully arranged over several attractive tiers and bursting with colour from a wide variety of mature plants, shrubs, and seasonal flowers. Offering an excellent degree of privacy and a peaceful setting, the garden culminates in a substantial detached studio. This highly versatile space lends itself to a variety of uses including a home office, art studio, gym, guest accommodation, or potential ancillary living space, subject to any necessary consents.

Combining period elegance, modern comforts, exceptional outdoor space, and breath-taking views, this wonderful home presents a rare opportunity to acquire a truly distinctive coastal property perfectly suited to modern family living.

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 breath-taking rolling countryside, perfect for avid walkers.

Directions

From our office on Ilfracombe High Street, head easterly on the A399 towards Combe Martin, passing Watermouth Castle and turnings for Berrynarbor. As you drop down into Combe Martin Village and navigate a sweeping left hand bend, you will come onto Woodlands. Directly opposite The Poplars guest house, Turn right and follow this road up. Turn left onto The Gables where the property will be towards the end of the road on the right hand side.

What3words: define.drips.frail

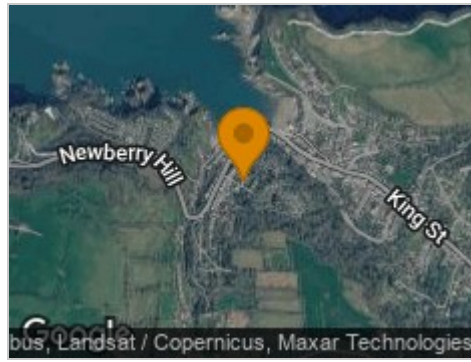
Tel: 01271 866421



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.

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Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	