



Hammonds House



**STAGS**



# Hammonds House

Combe Martin, Ilfracombe, EX34 0HX

Village amenities & the beach - walking distance. Barnstaple - 11 miles. Woolacombe - 12 miles

A charming Grade II Listed period village house offering spacious accommodation & a good sized garden, in a popular coastal village

- 4 Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- Village Location
- Period features throughout
- Generous & mature gardens
- Walking distance to the Beach & shops etc
- Freehold
- Council Tax Band D

Guide Price £475,000

## SITUATION & AMENITIES

Set within the heart of the village and within walking distance of the beach, shops and amenities, including primary school, post office, health centre, restaurants and public houses. The village itself is well known for its striking rugged cliffs and coves, situated on the dramatic North Devon Coastline and on the western fringes of Exmoor National Park. A regular bus service provides access to Braunton, Ilfracombe, Minehead and regional centre of Barnstaple, which 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, Puttsborough, Saunton (also with Championship Golf Course) and Woolacombe, are all within about 30 minutes by car.

## DESCRIPTION

Believed to date back to the 15th Century, with an extended Georgian-era façade, Hammonds House is a truly unique Grade II Listed family home and an increasingly rare opportunity. The accommodation retains a wealth of original features and is deceptively spacious, offering far more than first impressions suggest. To the front, the property enjoys an attractive courtyard, while to the rear lies a mature, south-facing garden, fully enclosed and thoughtfully arranged with ample seating areas, an abundance of plants and shrubs, and the added benefit of a converted old stable, now serving as a charming summer house/study. This is unquestionably a home that must be viewed in person to be fully appreciated.





### ACCOMMODATION

The entrance hall features slate flooring and leads to the study/reception room 2, where an original sash window with shutters overlooks the front. A spacious cupboard provides useful storage. The living room enjoys another original sash window to the front and an impressive original stone fireplace with slate hearth and wood burner. This space opens into the dining area, which includes a secondary stone fireplace, a double-glazed window overlooking the rear garden, and an understairs cupboard with room for coats and boots. The downstairs WC offers tiled flooring, painted walls, WC, sink, and radiator. The kitchen is arranged over two distinct sections, divided by an open stone archway. The outer section benefits from a double-glazed roof, allowing natural light to flood in, and provides direct access to the garden. The main kitchen area includes tiled flooring, original ceiling beams, ample wall and base units with solid stone worktops, a gas oven with extractor hood, space for a fridge/freezer, a Belfast sink with drainer, and space for both a washing machine and dishwasher.

Carpeted steps rise to a split-level landing, where a stained-glass door opens into the bathroom, fitted with laminate flooring, side-panel bath, WC, sink, heated towel radiator, Velux skylight, and an airing cupboard. Bedroom 1 is a carpeted double room with access to an en-suite, featuring a shower with tiled splashback, glass screen, WC, and an antique vanity unit with mahogany cabinet and polished granite top. Bedroom 2 is another carpeted double room with an original sash window overlooking the front. Bedroom 3 has a double-glazed window and enjoys views over the rear garden. Bedroom 4 is a single bedroom or ideal office space, complete with a sash window to the front.

### OUTSIDE

To the front, a period stone wall with elegant wrought-iron railings and a central pedestrian gate frames the approach. Slate stepping stones guide you to the front door, bordered by a charming mix of plants and shrubs that create an inviting first impression. To the rear, the sunny, south-facing garden is both enclosed and wonderfully private. It features a garden store/workshop and an additional stone outbuilding, understood to be the old stable, now thoughtfully converted into a summer house/study. The garden offers a blend of green areas, paved and gravelled sections all surrounded by an abundant variety of mature plants, shrubs, and trees, truly a gardener's dream. A timber-built pergola provides an ideal space for al-fresco dining and enjoying the tranquility of this beautifully curated outdoor haven.

### SERVICES

All mains services are connected





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                                 |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 53      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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