Bow Lee, West Challacombe Lane

STAGS

Bow Lee, West Challacombe Lane

Combe Martin, Ilfracombe, EX34 0HF

Located in private position, just a short distance from Combe Martin village & the beach

Positioned in an elevated location in Combe Martin, with fantastic sea views. This opportunity offers scope for potential buyers to alter to their needs

- Detached chalet-style residence
- Three double Bedrooms
- Offering buyers scope to put their own stamp on the property
- Walking distance to the village & beach
- Council Tax Band D
- Spacious & versatile accommodation
- Off-road parking & detached single garage
- Views towards Combe Martin Beach
- No onward chain
- Freehold

Guide Price £375,000

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

Bow Lee occupies a sought-after location within Combe Martin, positioned within walking distance of the village, as well as the beach. The property itself offers versatile accommodation - currently configured as a three-bedroom chalet with views towards the beach from the First Floor rooms. There is the added benefit of off-road parking and a single garage.

ACCOMMODATION

GROUND FLOOR

The Ground Floor is set out with a central entrance hall with separate living room and dining room to the front elevation, and a ground floor bedroom to the rear elevation, with family bathroom. The Kitchen is also located at the rear elevation, with wall and base units, there access to the rear garden.

FIRST FLOOR

From the Dining Room stairs lead to the first floor, there two double bedrooms to this floor, with bedrooms benefiting of views across the valley and towards the beach. There is more built in storage to the eave's areas. There is also a separate wc.

OUTSIDE

There is off road parking by a private driveway to the front elevation, along side there is beneficial detached single garage which provides additional parking or ample storage.

The majority of the gardens are located to the front of the property. Due to the raised position there are lovely open views across the valley and down towards Combe Martin Beach. There is also a high degree of privacy.

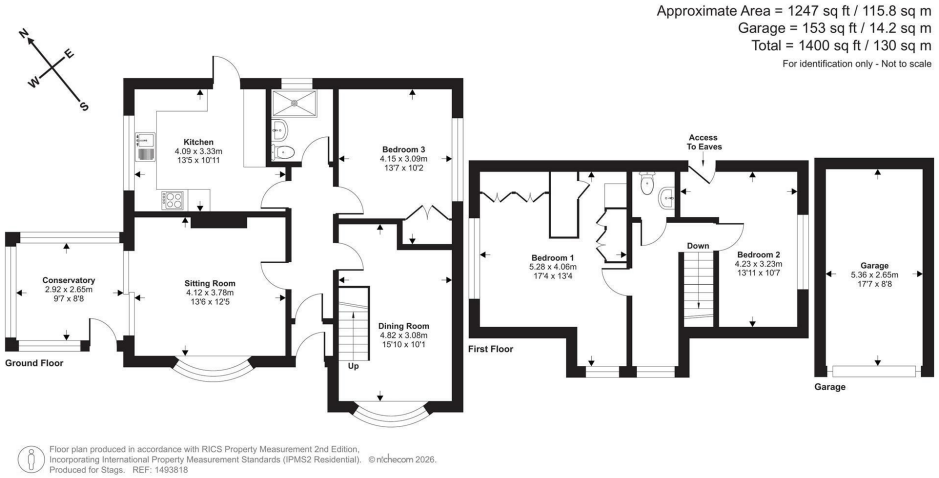
SERVICES

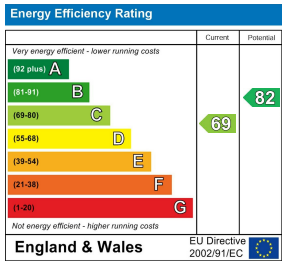
Mains gas, electric and water. Private drainage is supplied by a septic tank in the front garden.

AGENT'S NOTE

The property is within the Combe Martin conservation area

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.





30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833