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## A Lovely Sized 4 Bedroom Family Home

The Pines, Woodlands, Combe Martin, Ilfracombe, EX34 0AR

Guide Price

**£400,000**

- Good Sized Family Home
- 4 Double Bedrooms, 2 Reception Rooms
- Large & Light Kitchen
- Ensuite Shower Room
- Private Garden & Outbuilding
- Outside Sauna & Shower, Decking W/ Firepit
- Off Road Parking To The Rear
- Close To Newberry Beach (within 100m)
- EPC: E

### Directions

Head towards Combe Martin on the A399 from South Molton. Upon entering the village follow the main High Street as it varies and declines towards the sea. Follow down and passed Honnescombe Beach, keep following the road round and take a right into Newberry road and keep following up and parking to the rear of the property will be found on your left.

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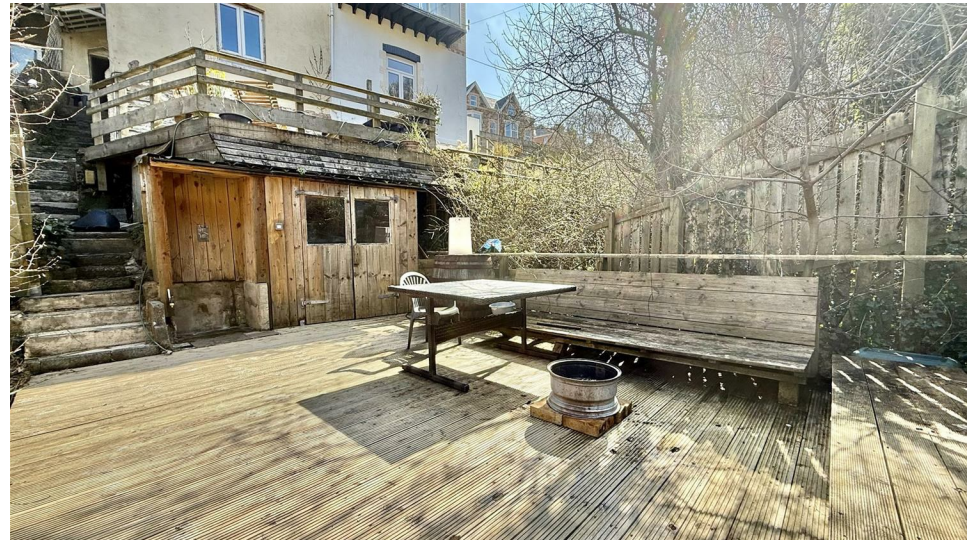
Call 01271 814114

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## Room list:

### Entrance Hall

### Kitchen

5.71 x 3.26 (18'8" x 10'8")

### Living Room

3.96 x 4.26 max (12'11" x 13'11" max)

### Lower Lounge

### Master Bedroom

5.40 max x 3.84 max (17'8" max x 12'7" max)

### Ensuite

2.24 x 1.50 (7'4" x 4'11")

### Bedroom 2

4.23 max x 3.94 (13'10" max x 12'11")

### Bedroom 3

3.95 x 3.15 (12'11" x 10'4")

### Bedroom 4

3.79 x 3.01 (12'5" x 9'10")

### Bathroom

2.75 x 2.31 (9'0" x 7'6")

### WC

### Off Road Parking To Rear

### Walking Distance To Newberry Beach

Combe Martin is set on the dramatic North Devon coastline, ideal for walking where the Southwest coastal path runs from Watermouth Bay and Ilfracombe to the west up to the stunning scenery of the Exmoor National Park to the east and on to Trentishoe and the Hunters Inn valley, an area of stunning scenery and outstanding natural beauty with many miles of walks with Exmoor ponies and resident Red deer.

The village itself offers a variety of shops and amenities, including a chemist, primary school, health centre, restaurants and public houses and its ancient parish church. and has what is reputed to be the longest village High Street in the country.

Ilfracombe is approximately a 15-minute drive and provides national chain shops, banks and two major supermarket chains Tesco and The Co-Operative. This Victorian town is particularly noted for its picturesque Harbour and quayside as well as the Promenade with the Landmark Theatre and pleasure gardens and between Combe Martin and Ilfracombe a local golf course.



Phillips Smith & Dunn are delighted to bring to the market this deceptively spacious 4 bedroom semi detached family home situated just a short walk from Newberry Beach. This lovely home is located in the ever so popular coastal village of Combe Martin and close by to all local amenities. Properties of this nature are few and far between and with the additional benefit of parking for 3 cars this is ideal for a growing family looking to move to the north Devon coast.

As you approach the property you have a useful enclosed front patio area. The entrance hall has ample cloakroom space and on the left you are presented by a large and light kitchen which the current owners have expanded with a mix of contemporary and character. There is the benefit of electric hob, double inset oven, inset 1.5 sink and plenty of cupboards and worktop space with a good-sized kitchen island as well. The living room has an attractive bay window with a nice aspect of the garden and glimpses of the sea.

You have 4 good sized double bedrooms with the master bedroom benefitting an ensuite shower room and 2 of the bedrooms with picturesque coastal & country views. The family bathroom is a lovely 3 piece suite with P-shaped bath. On the lower ground floor, you have a very useful lower lounge with an aspect and access to the rear garden.

Outside there is an attractive, great sized tiered garden with rural views and a stream running through it. The upper tier is part patio, part decking with an outdoor brick pizza oven, fire pit and an elevated aspect of the rear garden and beyond. Lower down, there is a large decked area which is ideal for soaking up the sun. The current owners have also put in an outdoor sauna & shower which is enjoyed by the whole family. To the rear of the garden there is also an outbuilding with workshop, bike and board storage and ample parking. There is access to the beach from the rear and this is a short 100m walk down Newberry lane along the South West coastal path.

## Services

All Mains Connected

## Council Tax band

D

## EPC Rating

E

## Tenure

Freehold

