

Capacious 6 Bed Attached House

Glenburnie, High Street, Combe Martin, EX34 0ET

Offers In The Region Of

£275,000 - £300,000



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Capacious 6 Bed Attached House. also with Cellars, Courtyard and Garage

Glenburnie, High Street, Combe Martin, EX34 0ET



Set of the village High Street, close to all local amenities and the beach on the seafront of this popular North Devon coastal village..

The property comprises a spacious attached house, 6 beds, Kitchen/Breakfast, Dining Room, 2 Receptions also with cellars, rear courtyard, large garage and a car space.

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, post office, 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.

A regular bus service provides access to Ilfracombe, and Barnstaple and also Minehead via Lynton and Lynmouth.

The regional centre of Barnstaple is North Devon's administrative and historical centre and is approximately 13 miles south and its shopping precinct with many brand name High Street shops, banks and restaurants, particularly on the waterfront to the River Taw.

Barnstaple rail station connects to the intercity rail network at Exeter. The North Devon link road provides much improved access to the area connecting to junction 27 on the M5 just to the east side of Tiverton where there is also the Parkway Rail station.

DETAILS

The property comprises a spacious attached Victorian house, 6 beds, Kitchen/Breakfast, 3 Receptions one with former shop front window also with cellars, rear courtyard, large garage and a car space.

Council Tax - Band TBC

EPC - Band TBC

Services - All mains connected. Gas boiler.



Ground Floor

Entrance Lobby

Original victorian tiled floor

Entrance Hall

Stairs to first floor

Sitting Room 3.930 x 3.624 (12'10" x 11'10")

Bay window, radiator.

Bedroom 3.324 x 2.398 min (10'10" x 7'10" min)

Radiator

Bathroom 2.925 x 2.581 (9'7" x 8'5")

Panelled bath, wc and hand basin. Airing cupboard.

Bedroom 2 3.650 x 2.942 (11'11" x 9'7")

Radiator. The front lobby and Bedroom 2 where originally a shop and are simply divided by stud wall only. If opened up would make a room 4.05m x 3.95m

Dining Room 4.401 x 3.777 average (14'5" x 12'4" average)

Double aspect. Radiator.



VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-

Kitchen / Breakfast Room 3.813 x 3.670 (12'6" x 12'0")

Fitted kitchen units. Extensive worktops, stainless steel sink unit, drawers and cupboards. Radiator

Glazed Passageway 3.853 x 1.044 (12'7" x 3'5")

Door to Sun Deck and staircase down to Courtyard

Sun Deck 3.852 x 3.754 (12'7" x 12'3")

First Floor

Serving all rooms. Access to loft with ladder and light

Sitting Room 3.987 x 3.770 (13'0" x 12'4")

Bay window overlooking the High Street. Radiator.

Bedroom 3.956 x 3.769 (12'11" x 12'4")

Radiator

Bedroom 2.673 x 1.761 (8'9" x 5'9")

Overlooking street.

Bedroom 2.274 x 2.133 (7'5" x 6'11")

Radiator

Bedroom 4.057 x 3.621 plus bay window (13'3" x 11'10" plus bay window)

Bay window overlooking the High Street. Radiator.

Office 4.057 x 3.621 (13'3" x 11'10")

Radiator

Bathroom 3.723 x 2.133 (12'2" x 6'11")

Low level close couple wc, shaped panelled bath, pedestal hand basin, low tiled splashback, Cupboard housing Worcester Gas fired boiler. Panel radiator.

From the covered area to the side of the kitchen

Staircase steps down to

Courtyard 5.137 x 4.897 (16'10" x 16'0")

Door to garage and also Cellars.

Garage 8.9 x 3.8 average (29'2" x 12'5" average)

Up and over door to street

Cellars

Under the back rooms of the house are 3 cellar rooms

Cellar 1 3.720 x 3.456 (12'2" x 11'4")

Cellar 2 3.430 x 3.499 (11'3" x 11'5")

Deep sink.

Cellar 3 3.712 x 3.059 (12'2" x 10'0")

Cellar 4 3.712 x 3.059 (12'2" x 10'0")

Stairs to ground floor - blocked at present

Roadside Parking

Outside of the garage and under the Kitchen/breakfast Room and Dining room windows is an off road car space.





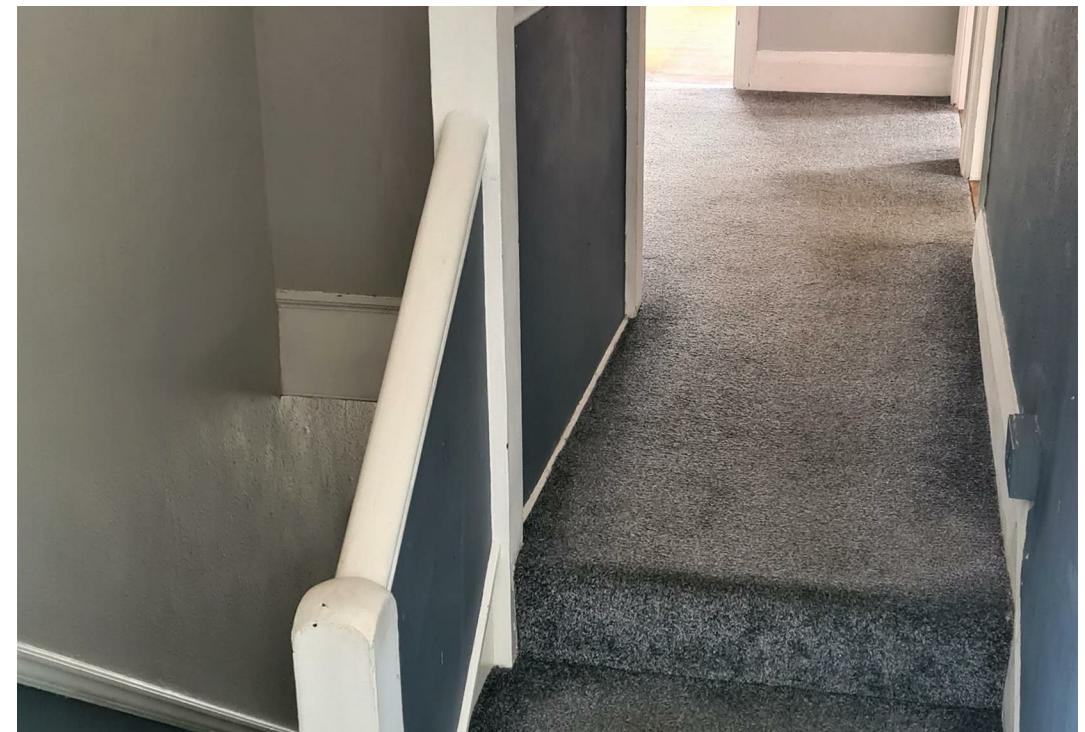
DIRECTIONS

From the seafront at Combe Martin proceed up through the village, as towards Lynton, for about a half mile where you will pass the PACK OF CARDS PUBLIC HOUSE with its large car park to the right. The property is then to the right in the first block of 3 town houses, the first being run as a pet shop. Using what3words app for mobiles use the setting //irritate.enacts.squad

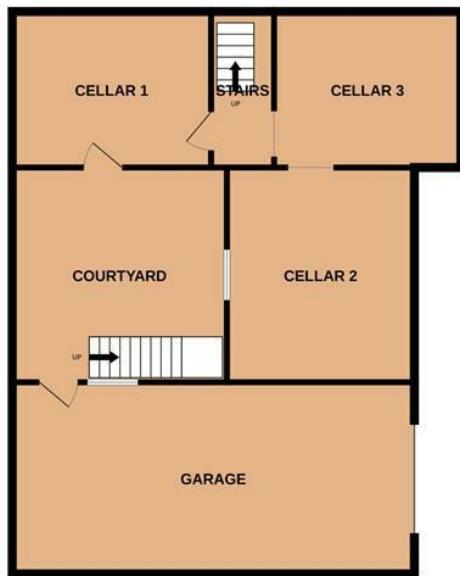


VIEWING

**By appointment through
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01271 327878 Out of hours
Michael Challacombe 07970
445204**



BASEMENT



GROUND FLOOR



1ST FLOOR



GLENBURNIE, HIGH STREET, COMBE MARTIN, EX34 0ET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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