



Combe Martin, Ilfracombe, Devon, EX34 0NE







## Combe Martin, Ilfracombe, Devon, EX34 0NE

### Auction Guide Price £200,000

Auction Guide Price £150,000 to £200,000 - This intriguing Victorian 3 Storey House is believed to date from 1856 - is not Listed - and has been in the same ownership for the last 25 years. It is now in need of either complete renovation, restoration and repair or alternatively, subject to the necessary consents, demolition and re-build.

The setting is amazing as it sits in about an acre of North facing steeply sloping grounds, parts of which are very overgrown but all contained by stone walls. It is approached over a lane from Wood Lane over which it has a right of way, continuing past Glendale Barns to the edge of the Northern boundary. There was, apparently, a part tarmaced drive up to the front of the house, but this now partly overgrown.

Combe Martin is a seaside village of great character set in a valley between Ilfracombe and Exmoor and includes a useful range of shops and facilities, a lovely beach and reputedly one of the longest High Streets in the country. Numerous places of interest nearby include a Wildlife Park just up the road, beaches at Woolacombe, Croyde and Saunton and the twin towns of Lynton and Lynmouth and the rugged beauty of Exmoor National Park. Barnstaple, the regional centre of North Devon is about 11 miles distant and there is easy access to the North Devon Link Road.

# Combe Martin, Ilfracombe, Devon, EX34 0NE

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Auction Guide Price £150,000 - £200,000

For Sale By Public Auction (Unless Previously Sold) on Friday 20th June At 3.00 pm

An Ideal Opportunity For Builders, Developers And Speculators

Three Storey, Victorian Detached Property

Five Bedrooms, Two Attic Rooms

In Need Of Total Restoration Or Possible Demolition And Re-Build

Steeply Sloping Overgrown Walled Gardens

Set In Approximately 1 Acre Of Grounds

Same Ownership For 25 Years

Superb Views



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## Entrance Hall

18' 0" max x 5' 6" (5.49m max x 1.68m) With staircase to First Floor.

## Living Room

21' 10" x 12' 10" (6.65m x 3.91m) With feature bay window and far reaching view.

## Dining Room

16' 7" x 6' 7" (5.05m x 2.01m) With bay window and view.

## Utility

4' 11" x 9' 1" (1.50m x 2.77m)

## Former Kitchen

9' 3" x 18' 3" (2.82m x 5.56m) Enter at your own risk as the floor has collapsed.

## Large Conservatory

16' 1" x 31' 4" (4.90m x 9.55m) In need of repair or replacement with secondary staircase to First Floor.

## First Floor Landing

## Bedroom

10' 9" x 12' 10" (3.28m x 3.91m)

## Bedroom

10' 8" x 11' 3" (3.25m x 3.43m)

## Bedroom

10' 9" x 9' 1" (3.28m x 2.77m)

## Bedroom

10' 8" x 10' 4" (3.25m x 3.15m)

## W/C

3' 3" x 5' 6" (0.99m x 1.68m)

## Bathroom

7' 2" x 5' 11" (2.18m x 1.80m)



### **A Further Bedroom Accessed from the Conservatory/Store Room**

9' 1" x 17' 3" (2.77m x 5.26m)

### **Second Floor Landing**

6' 5" x 5' 5" (1.96m x 1.65m)

### **Attic Room**

15' 2" x 17' 10" (4.62m x 5.44m)

### **Attic Room**

15' 1" x 9' 11" (4.60m x 3.02m)

### **Outside**

As previously described the house is set in about an acre of walled grounds that slope steeply. There is a small stone-built store house adjacent to the entrance. SUPERB VIEWS ARE ENJOYED OVER THE VALLEY & BEYOND.

### **For Sale By Public Auction**

Guide Price £150,000 to £200,000. The property is to be offered For Sale by Public Auction on Friday 20th June at the Barnstaple Hotel, Braunton Road, Barnstaple, Devon, EX31 1LE at 3.00 pm (unless previously sold).

### **Buyers Administration Fee**

In addition to the 10% deposit payable on exchange of contracts, the purchaser will be required to pay a fee of £750.00 (plus VAT) which can be paid by separate cheque or added to the deposit.

### **Deposit**

To comply with the latest Money Laundering Regulations, we can no longer accept either a personal cheque or bankers draft. Instead you will have to put your Solicitors in funds BEFORE THE SALE for the 10% deposit, which if you are the buyer will be transferred to the seller's Solicitors.

### **Money Laundering Regulations**

Due to the change to Money Laundering Regulations for buying and selling at auction, we are now required by law to ID everyone who offers, bids or buys at auction.

### **Solicitors**

Slee Blackwell Solicitors, 10 Cross Street, Barnstaple, Devon, EX31 1BA. Tel: 01271 349 943. Ref: Louise Langabeer.

### **AGENTS NOTE**

Any potential purchaser would be responsible for the clearance of the property.

### **Auction Pack**

Available Upon Request.

### **SERVICES**

Services: We understand that Mains Water, Electricity & Gas are currently connected. Whilst, there is not drainage connected at present, we have been made aware that there is a right to tap into the main sewer, which is situated adjacent to Glendale Barns.

Council Tax Band: E.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: G.

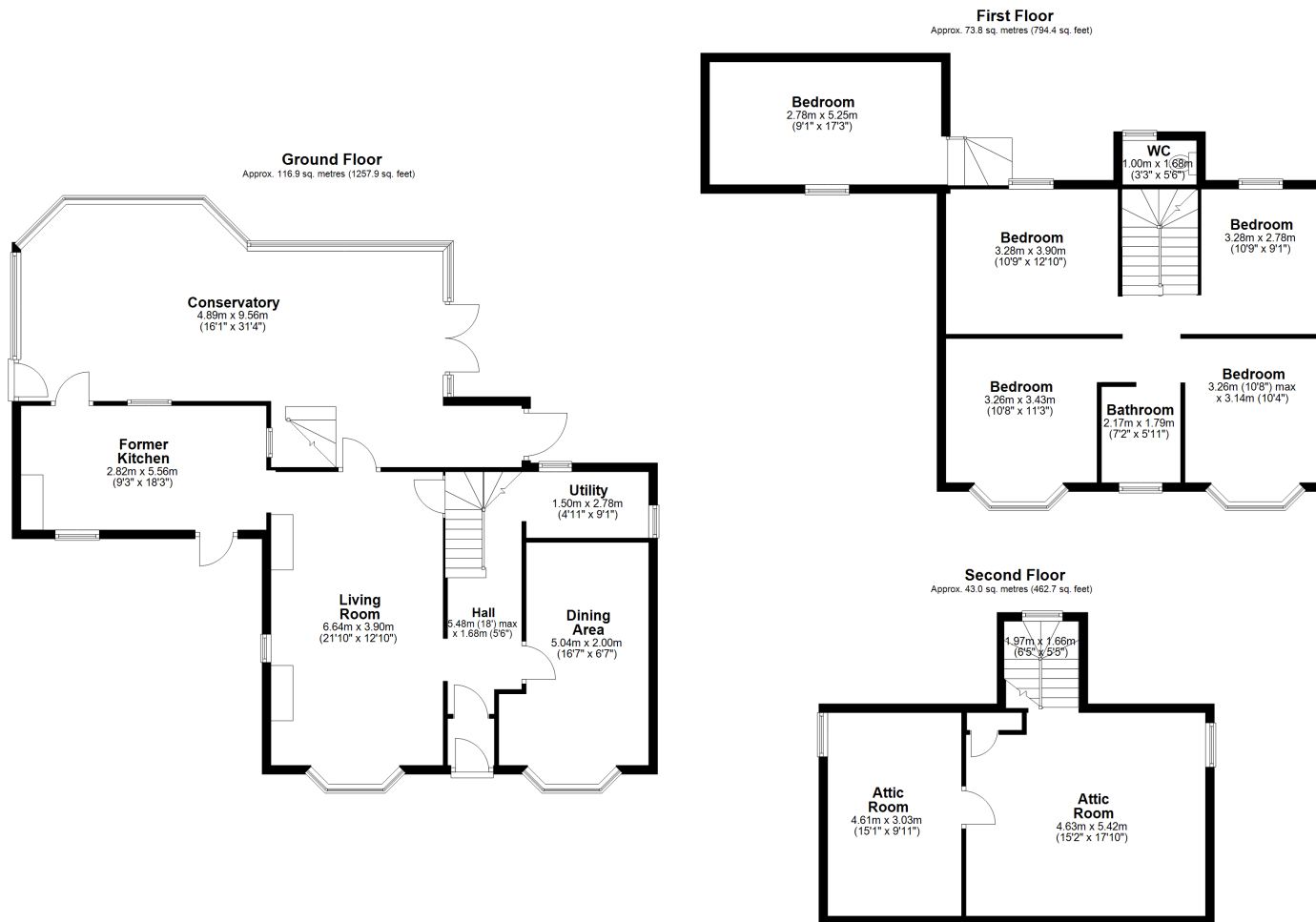
### **DIRECTIONS**

For directions to the property, follow Sat Nav EX34 ONE. We are advising any prospective buyers who are viewing the property are to park on the main road and walk to the property, via Wood Lane.

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Total area: approx. 233.6 sq. metres (2514.9 sq. feet)  
Glendale, Wood Lane, Lynton Road, Combe Martin, Devon

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