



The Old Coach House, Leigh Road, Combe Martin, EX34 0NE





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Guide Price £250,000

Nestling between Exmoor and the North Devon coastline, Combe Martin is a village of character with one of the longest High Street's in the country. There is a useful range of shops and amenities, together with a sandy beach. The Victorian resort town of Ilfracombe is 5 miles, whilst Barnstaple, the regional and administrative centre of North Devon is 14 miles. The North Devon Link Road is within easy reach giving access to the M5 at Tiverton.

The property itself was formerly used as a Bed and Breakfast establishment containing spacious 6 bedroomed accommodation but is now in poor order providing scope for restoration and renovation or even re-development (subject to necessary consents). It provides front angle car parking and extensive sloping gardens with a long (approximately 50' x 16') garage at the bottom of the garden approached of Wood Lane.

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Spacious 6 Bedroom Detached House
Scope For Renovation Or Possible Re-Development (Subject To PP)
3 Reception Rooms, Kitchen And 2 Bathrooms
Extensive Gardens And Grounds
Garage At Bottom Of Garden



Entrance Lobby

Sitting Room

10' 6" x 24' 5" (3.20m x 7.44m)

Dining Room

12' 0" x 26' 7" (3.66m x 8.10m) With fireplace and door to outside. Stairs to First Floor.

Kitchen / Breakfast Room

21' 9" x 9' 1" (6.63m x 2.77m) With oil fired Rayburn.

Inner Sitting Room

9' 11" x 19' 9" (3.02m x 6.02m) With stairs to First Floor.

Rear Lobby

11' 10" x 7' 1" (3.61m x 2.16m) With walk-in cupboard and door to rear.

Store Room

6' 1" x 12' 8" (1.85m x 3.86m)

Bathroom

Main Landing

Bedroom One

9' 8" x 15' 0" (2.95m x 4.57m)

Bedroom Two

10' 8" x 9' 7" (3.25m x 2.92m)

Bedroom Three

10' 6" x 9' 4" (3.20m x 2.84m)

Bedroom Four

10' 6" x 9' 6" (3.20m x 2.90m)

Bathroom

Separate W/C

Secondary Landing

Bedroom Five

7' 8" x 13' 3" (2.34m x 4.04m)

Bedroom Six

9' 8" x 6' 6" (2.95m x 1.98m)

Outside

At the front of the house is an extensive car parking area bordered by mature sloping gardens that extend to Wood Lane. Approached off the same lane is a Large Garage.

Large Garage

50' 0" x 15' 0" (15.24m x 4.57m)

Viewing Strictly By Appointment Only

SERVICES

Services: Mains Water, Drainage and Electricity.

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.

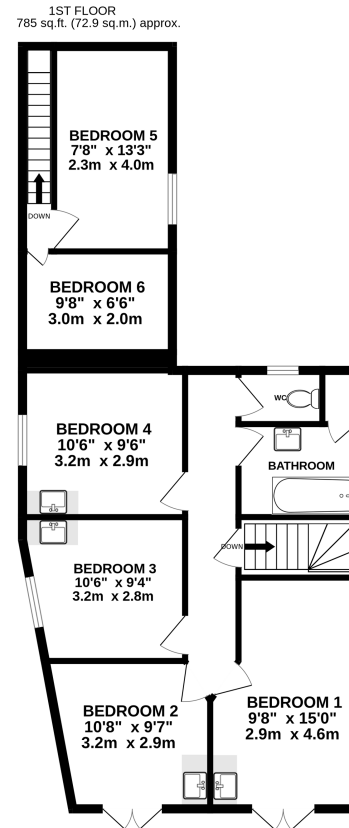
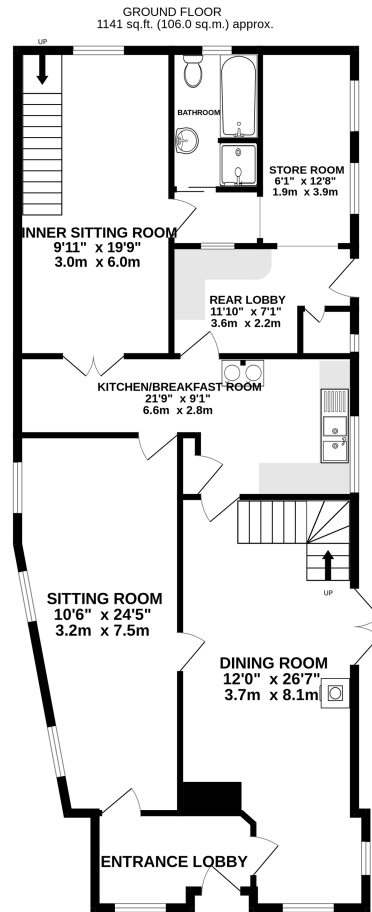
EPC Energy Rating: E.

DIRECTIONS

PLEASE DO NOT RELY ON SAT NAV! From Barnstaple centre, proceed towards the NDDH on the A39 Lynton Road and then turn left, signposted to Muddiford and Ilfracombe. Half way through Muddiford turn right up Whitefield Hill, signposted Combe Martin. Continue into Combe Martin and at the road junction with the main street, turn right and keep on this road towards the Wildlife and Dinosaur Park. The property will be seen on the right hand side as you ascend the hill leaving Combe Martin.

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TOTAL FLOOR AREA: 1926 sq.ft. (179.0 sq.m.) approx.
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