

1 Knowle Gardens, Combe Martin, Ilfracombe, EX34 0NW

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BRITISH
PROPERTY
AWARDS

2017

GOLD WINNER

ESTATE AGENT
IN BARNSTAPLE



1 Knowle Gardens, Combe Martin, Ilfracombe, EX34 0NW

£435,000

This is an individual coastal bungalow, situated within attractive grounds and gardens, extending to approximately one acre. It benefits from a cul de sac location, along with being in an area of outstanding natural beauty. The bungalow has evolved over the years, to this spacious and flexible property, whilst still offering further potential to extend or convert the loft, subject to proper planning consents. It is not only an ideal family home but may also suit dual family occupancy, due to the excellent annexe potential. There is plenty of off road parking and two garages, both with electric and power. There are attractive park like mature gardens and wonderful views to be enjoyed from most areas of the property. The accommodation in brief, comprises of a cosy lounge with wood burner and patio doors to the rear garden, large kitchen/diner, conservatory, four double bedrooms, family bathroom and separate shower room. A rare opportunity to purchase something very special indeed. Combe Martin is a popular coastal village which attracts thousands of visitors each year and has become a hot spot for investment properties and Holiday homes. Combe Martin is set in a fertile valley and is located where the Exmoor National Park and the North Devon area of Outstanding Natural Beauty meet. The approach along the coastal road offers glimpses of stunning scenery. Combe Martin itself is an ideal centre for walking and has the 630 mile South West Coastal path going through it. The village has a range of amenities including a Post Office, School, Bank and local shops etc. As well as the renowned Combe Martin Wildlife & Dinosaur Park. Combe Martin has good access routes to the local towns and villages along with regular bus services running through the village. Ilfracombe is approximately a 10 minute drive and provides more nationalized shops, banks and two major supermarket chains Tesco and The Co-Operative. This delightful Victorian town is particularly renowned for its picturesque Harbour and quayside as well as Promenade with Landmark Theatre and pleasure gardens. Local sandy beaches include the award winning Woolacombe Beach along with Saunton, Putsborough and Croyde which are also close to hand, and attract thousands of visitors each year. The regional centre of Barnstaple in North Devon's historical capital and is approximately 13 miles away and it's acclaimed shopping precinct homes many brand name High Street shops, banks and restaurants. Barnstaple Train Station connects the inter-city rail network in Exeter. The North Devon Link Road A361 gives fast access to the M5 Motorway Junction 27 (Tiverton). Combe Martin is a village and civil parish on the North Devon coast about 4 miles (6.4 km) east of Ilfracombe. Situated in a beautiful and fertile valley on the western edge of Exmoor, Combe Martin lies at the centre of some of North Devon's most spectacular scenery. The approach to Combe Martin, along the coastal road, offers glimpses of some of these stunning views. The two headlands of Great and Little Hangman dominate the scene on the approach to the village as you journey down to the pretty sheltered harbour below. It is a small seaside resort with a sheltered cove on the edge of the Exmoor National Park. Due to the narrowness of the valley, the village consists principally of one single long street which runs 2 miles (3.2 km) between the valley head and the sea. There is a pre-school and Primary School within the village as well as a village hall where regular farmers markets are held and numerous popular pubs and restaurants.

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Individual Detached Coastal Bungalow
Area of Outstanding Natural Beauty
Superb Views
Cul De Sac Location
Spacious and Flexible Accommodation
Double Garage and Hard Standing Driveway Parking
Large Gardens Approx. 1 Acre
Lounge with Log Burner
Kitchen/Diner
Four Double Bedrooms
Bathroom and Shower Room
Conservatory
Annexe Potential
Excellent Potential to Modernise and Develop

Ground Floor

Entrance Lobby

Double glazed patio doors to front aspect, tiled flooring, glazed door leading to:

Hallway

Airing cupboard, electric heater, fitted carpet.

Lounge

5.40m x 3.35m (17' 9" x 11')
Double glazed window to front aspect, double glazed French doors leading to rear Garden, two radiators, wood burner with slate hearth.

Inner Hallway

Radiator, loft hatch, fitted carpet.

Shower Room

1.85m x 1.54m (6' 1" x 5' 1")
Double glazed window, W.C, shower cubicle, pedestal hand wash basin, radiator, fully tiled walls.

Bedroom

3.13m x 3.24m (10' 3" x 10' 8")
Double glazed windows to rear and side aspect, radiator, fitted carpet.

Bedroom

4.24m x 3.26m (13' 11" x 10' 8")
Double glazed windows to side and front aspect, fitted wardrobe, radiator, fitted carpet, views towards Church and Countryside beyond.

Bathroom

2.98m x 2.07m (9' 9" x 6' 9")
Double glazed opaque window to rear aspect, bath, W.C, pedestal hand wash basin, radiator, tiled flooring.

Bedroom

3.01m x 3.02m (9' 11" x 9' 11")

Double glazed window to rear aspect, radiator, fitted carpet.

Bedroom

3.95m x 3.01m (13' x 9' 11")

Double glazed window to rear aspect, radiator, fitted carpet.

Kitchen/Diner

5.69m x 3.00m (18' 8" x 9' 10")

large double glazed window to front aspect, range of fitted cupboards and drawers, sink with double draining board, space for range style cooker with extractor hood over, wall mounted gas fired boiler, space for table and chairs, space and plumbing for washing machine and low level fridge and freezer, radiator, cloak cupboard, separate cupboard with fitted shelves.

Conservatory

3.59m x 1.85m (11' 9" x 6' 1")

Double glazed window units, radiator, tiled flooring, double glazed patio doors leading to the front Garden.

Outside

The property is approached over the private road of Knowle Gardens to its own five bar gate, at the end of the cul de sac. This opens to a private driveway and hard standing parking area. There are two garages with electric light and power. Garage One. 6.61M X 4.83M. Garage Two. 5.40M X 3.78M. The grounds and gardens of the bungalow are thought to extend for over 1 acre and are situated to the front, side and rear of the property. The gardens are laid mainly to lawn, with a good sized level area on the first level and then larger sloping areas of lawn to the rear. Within these park like grounds, you will also find a large fish pond, orchard with a variety of fruit trees, woodland area and a wide array of shrubs, plants and flowers, along with greenhouse and garden shed.

Property Facts

Vendor Position. Needs to find. May go into rented accommodation.

Owned since 1998.

Size of property. Approx. 1205 SQ FT.

Age of Property. 1960's.

Ilfracombe. Approx. 4 Miles away.

Barnstaple. Approx. 13 Miles away.

Nearest Medical Centre. Combe Martin.

Nearest Primary School. Combe Martin.

Nearest Secondary School. Ilfracombe.

SERVICES

Mains Connected, Gas, Electric and Water.

Solar Panels.


Council Tax Band: D

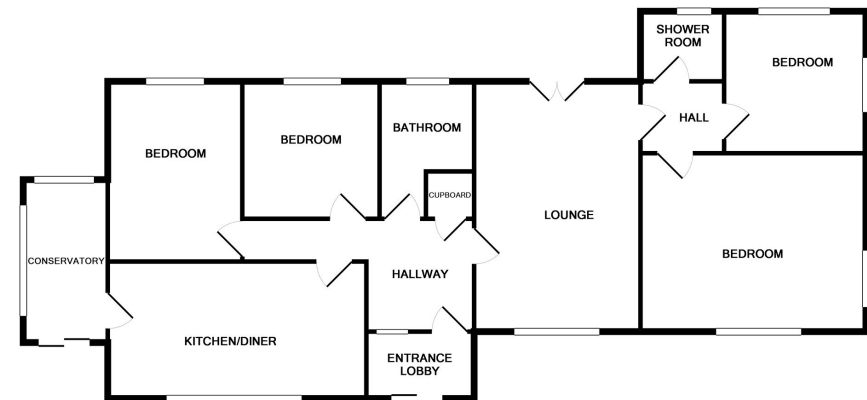
DIRECTIONS

After entering the village of Combe Martin with the beach on your left, continue up the High Street, passing a parade of shops. Turn right signposted Barnstaple and follow road for a short distance. Turn left into Knowle Gardens and follow road to the right. Number one can be found at the end.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



