



Harrow Dene, Woodlands Combe Martin, Ilfracombe, Devon, EX34 0AT

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£450,000

Harrow Dene is a tastefully and fully renovated character Gentleman's residence, situated within a few minutes walk of Combe Martin Beach and the nearby amenities and attractions. Having undergone extensive refurbishment throughout, it now offers spacious and flexible accommodation all finished to a very high standard, whilst offering a perfect fusion of period charm and modern day requirements. It is a fabulous family home but also could make a wonderful holiday home for multiple families to enjoy due to its size, along with offering excellent holiday let potential. There is ample parking, with a parking area for three cars attached to the property with an additional garage close by with further parking to the front if desired. There are gardens to the front and rear which are terraced and enjoy pleasant views. The rear garden also gives access to a home office with its own private entrance, which could suit a variety of business or study requirements. After you enter the house greeted by a welcoming and grand hallway full of character with leaded glass double entrance doors, with doors off to the principal rooms, including a lounge with log burner, sitting room and a stunning bespoke fitted solid oak kitchen/family room. To the rear of the ground floor is a lobby/office area which gives access to the rear garden, along with a shower room and large utility room/occasional bedroom. The attractive staircase leads to the half landing with fully tiled luxury bathroom and a fully tiled separate shower room. The generous main landing gives access to four large double bedrooms, including a superb master bedroom with separate dressing room and fully tiled ensuite. A vast boarded loft space with Velux windows gives flexible use, with an exciting opportunity to create further accommodation if required, subject to the necessary consents being granted.

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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Impressive and Individual House
Extensively Refurbished Throughout
Close To Beach & Amenities
Garage & Parking For Four Cars
Three Reception Rooms
Stunning Bespoke Solid Oak Kitchen/Family Room
Slate Floor with Underfloor Heating
5/6 Bedrooms (Including Master Bedroom with Ensuite & Separate Dressing Room)
Luxury Bathroom
Two Separate Shower Rooms
Front & Rear Garden & Home Office
Original Restored Features Throughout



Ground Floor

Porch

Grand entrance door, leaded glass panel window, boot space, original mosaic tiled flooring, impressive inner lead glass door leading to hallway.

Hallway

Impressive area full of character and original features, stairs to first floor, tiled flooring, large cloak space, radiator.

Lounge

5.24m x 4.03m (17' 2" x 13' 3")
Large sash Bay window, open fireplace with cast iron

grate and tiled hearth, picture rail, coved ceiling, fitted carpet, radiator.

Sitting Room/Bedroom

3.93m x 3.76m (12' 11" x 12' 4")
Sash window to rear aspect, radiator, picture rail, fitted carpet, fitted closet, currently serves as an ideal play/hobbies room.

Kitchen/Family Room

9.37m x 3.62m (30' 9" x 11' 11")
Superb family space, large Bay sash window to front aspect, large sash window to rear aspect, Dining area with fireplace with tiled surround, slate tiled flooring, wonderful solid Oak bespoke fitted Kitchen, range of cupboards and drawers, Breakfast bar, Rayburn, space for

American style fridge/freezer, 1 1/2 Belfast bowl sink with draining area, slate worktop areas, integrated electric oven and induction hob with extractor over, built in wine fridge, underfloor heating throughout.

Inner Hall

Under stairs cupboard, door to courtyard, office area, underfloor heating, window to side aspect.

Utility Room/Occasional Bedroom

4.26m x 2.46m (14' 0" x 8' 1")
Double glazed Sash window, double sink with slate work top areas, fitted solid Oak base cupboards and drawers, space and plumbing for washing machine and dryer, slate flooring with underfloor heating, tiled surround. This room can also serve as an ideal guest room, with an

adjacent accompanying fully tiled Shower room.

Shower Room

1.61m x 1.54m (5' 3" x 5' 1")

Double glazed sash window, shower cubicle, W.C, hand wash basin with cabinet below, towel radiator, extractor fan, slate tiled flooring with underfloor heating, fully tiled walls.

First Floor

First Floor Half Landing

Spacious area, double glazed window, designer wall mounted radiator, stairs to first floor, fitted carpet.

Family Bathroom

4.14m x 2.08m (13' 7" x 6' 10")

Sash window to rear aspect, window to side aspect, luxury suite comprising of spa bath, extra large shower cubicle, W.C, hand wash basin, with fitted cabinet below, radiator, towel radiator, fully tiled walls, tiled flooring with underfloor heating, extractor fan, spot lighting.

Shower Room

1.914m x 1.64m (6' 3" x 5' 5")

Window to side aspect, W.C, shower cubicle, hand basin with cabinet below, towel radiator, fully tiled walls, extractor fan, spot lighting, tiled underfloor heating.

First Floor Landing

Spacious area with doors off to all Bedrooms, fitted carpet, loft hatch leading to enormous boarded loft space with Velux windows. The loft area offers an exciting opportunity to create further accommodation, subject to the necessary permissions being granted.

Master Bedroom

4.51m x 3.64m (14' 10" x 11' 11")

Wonderful master Bedroom, two sash windows to front aspect, radiator, picture rail, fitted carpet, door leading to dressing room, open fireplace with cast iron grate, built in pine draw set spanning one wall.

Dressing Room

2.72m x 2.44m (8' 11" x 8' 0")

Sash window to front aspect, radiator, fitted carpet, fitted pine wardrobes, door to ensuite.

En-Suite Shower Room

2.35m x 1.83m (7' 9" x 6' 0")

Large shower cubicle with over sized shower head and shower separate shower attachment, W.C, large sink with fitted cabinet and drawers below, towel radiator, fully tiled walls, tiled flooring with underfloor heating, extractor fan, spot lighting.

Bedroom Two

4.49m x 3.30m (14' 9" x 10' 10")

Two Sash windows to front aspect, radiator, picture rail, fitted carpet.

Bedroom Three

3.94m x 3.81m (12' 11" x 12' 6")

Sash window to rear aspect, radiator, fitted carpet, picture rail.

Bedroom Four

3.97m x 3.74m (13' 0" x 12' 3")

Sash window to rear aspect, radiator, picture rail, built in cupboards with shelves, fitted carpet.

Outside

To the front of the property is a private road which leads to the parking area, for approximately three cars. The property also benefits from a nearby garage and additional parking area to the front. The property has the benefit of coming with wooded land in front, stretching down and along to the Garage. Steps then lead up to a terraced garden with lawn and patio areas. Lovely views can be enjoyed from here towards the countryside and coastline. To the rear is a courtyard which gives access to another terraced garden and a home office (3.87M X 3.39M) created out of a loft space. The office offers all the connections you would hope for and could suit a variety of uses. The Garden itself offers a play area, along with a raised decked, sun terrace with gated pedestrian access to the rear.

Property Facts

Vendors Position. Will go into rented accommodation if

needed.

Age of Property. Edwardian.

Nearest Town. Ilfracombe.

Nearest Medical Centre. Combe Martin.

Nearest Primary School. Combe Martin.

Nearest Secondary School. Ilfracombe.

Is it Listed? No. Size of property. Approx. 2335 SQ.FT.

SERVICES

Mains Gas, Electric and Water.


DIRECTIONS

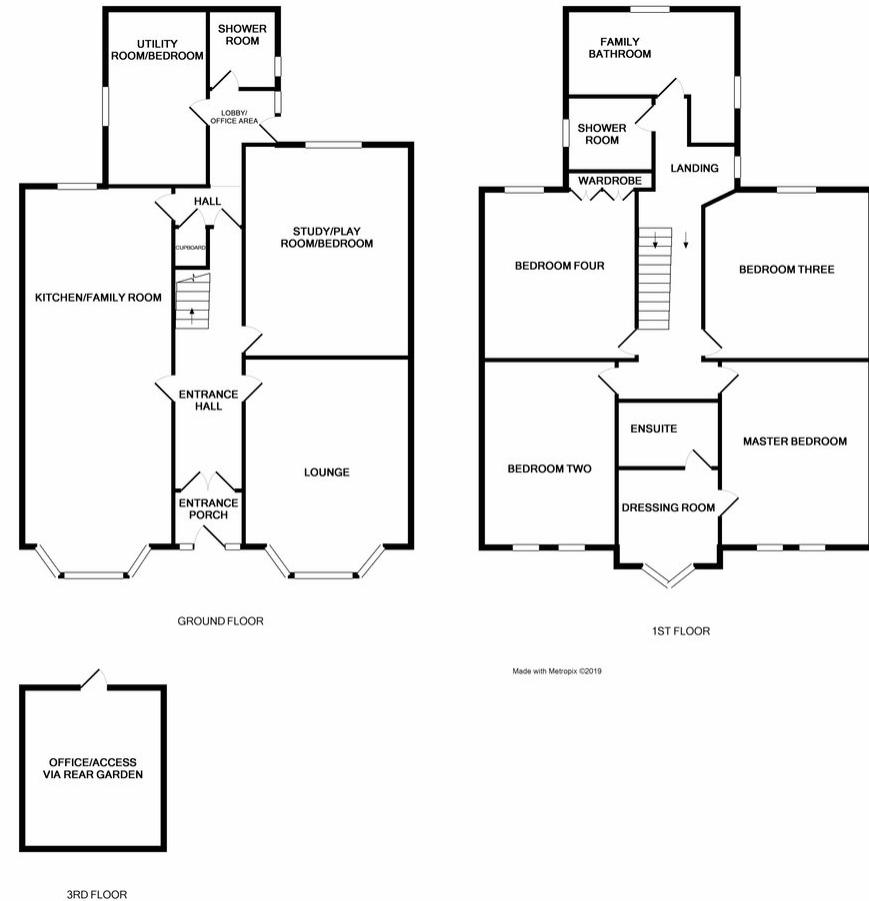
After entering Combe Martin from Ilfracombe direction, follow main road passing John Fowlers holiday park on your left hand side. When you get to the bottom of the hill there will be a sharp left hand turn onto Woodlands which is the approach road to the beach. Immediately after this turn right through a narrow entrance which takes you to a row of period properties on your left hand side. Harrow Dene is the third property on your left with nameplate clearly displayed.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(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	



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.



