



Westhaven, Rosea Bridge Lane, Combe Martin, Devon, , EX34 0DP

John
Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants





Westhaven, Rosea Bridge Lane, Combe Martin, Devon, , EX34 0DP £485,000

Only 500 meters from the beach, Westhaven offers bright, spacious and flexible accommodation throughout. Ground floor cloakroom with tiled walls, W/C, hand basin and the option of reinstating a shower. The stylish and generous kitchen/breakfast room is fitted with a range of modern base and wall units, along with granite work surfaces. There are a range of integrated appliances including a 5 ring gas hob with extractor canopy over, Neff combination oven, principal oven, Neff fridge/freezer and Bosch dishwasher. Within the corner units are carousel shelving, maximising the storage space, giving easy access. There is a breakfast bar and a further range of fitted base units comprising deep drawers with granite work surfaces over and space for a table and chairs. This is a sunny dual aspect room, enjoying pleasant open countryside views to the front. Leading off this room is a family sitting/dining room with views over Exmoor National Park, which extends across the rear of the property and has a double glazed atrium style roof light and double doors to the side leading out onto a small patio. There is a further door at the opposite end of the room which gives access to the rear garden. The lounge is a spacious reception room with feature electric fireplace, which can be operated by remote control. It can be accessed via the entrance hall and the family sitting/dining room. The lounge could also serve as a large double bedroom if desired, with pleasant outlooks. On the first floor is a half landing area with views towards the Exmoor National Park. A couple of stairs lead up into a 3rd bedroom which is currently utilised as an office/study area, with open doorway. There is an open outlook over the rear garden and fields beyond. The main landing gives access to 2 large double bedrooms and the recently refitted and stylish shower room. There is easy access to the loft space which is boarded and ideal for storage. The impressive main bedroom enjoys views from both the front and rear aspects, across the gardens towards the neighbouring countryside and fields behind and has a modern ensuite shower room. A range of built-in furniture giving plenty of wardrobe space, chest of drawers and a dressing table unit, along with a further built-in cupboard. Across the landing is bedroom 2 which is a double aspect room enjoying pleasant open views and benefits from a range of built-in wardrobes and an additional separate built-in cupboard. Situated down a quiet, no through lane, in this charming coastal village, yet within level walking distance of local amenities the village offers and the picturesque beach. From its elevated position, the property is an area of outstanding natural beauty and enjoys wonderful far reaching countryside views and distant views towards Combe Martin Bay, out to sea, with the added attraction of fields to the rear. Combe Martin, which is on the coastal path, offers a variety of shops and amenities, including primary school, garage, four convenience stores, post office, chemist, restaurants, public houses and places of worship. The village is well known for its rugged and picturesque coastline, with amazing cliffs and coves and is close to the Exmoor National Park. A bus service provides access to the regional centre of Barnstaple, Braunton, Ilfracombe and Minehead, whilst the award winning village of Berrynarbor is close by. One hour from M5, Junction 27 and frequents main line trains to Paddington and the North.

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Individual & Extended Detached Home
Positioned in Quiet No Through Road
Short Stroll from the Seaside and Village amenities
Large Family Sitting / Dining Room
Superb Modern Fitted Kitchen/ Breakfast Room
Separate Lounge
Ground Floor W/C
Three Bedrooms (Master En-suite) & Separate Shower Room
Attractive Front Garden & Rear Garden Backing onto Exmoor National Park
Large Attached Garage and Additional Parking or 3 Cars

SERVICES

Mains services connected. Gas, Electric & Water.

Upvc double glazing and fascias, gutters and downpipes for ease of maintenance.

Council Tax Band. D.

Energy Rating. C.

DIRECTIONS

After entering Combe Martin with the beach on your left, continue up the High Street. Immediately after a Newsagents on your left, turn left into Hangman Path. Follow the road, passing Combe Martin Primary School on your right. Turn right at the end, following sign for Rews Close. Follow lane as it merges into Rosea Bridge Lane. Westhaven will be found at the end of the lane, on your left hand side.

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TOTAL FLOOR AREA : 1420 sq.ft. (131.9 sq.m.) approx.
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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.



