

The Onsager Slope, West Challacombe Lane, Combe Martin, Devon, EX

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## The Onsager Slope, West Challacombe Lane, Combe Martin, Devon, EX34 0DR £460,000

Situated down a quiet, no through lane, on the outskirts of this charming coastal village, yet within walking distance of local amenities the village offers and the picturesque beach. From its elevated position, the bungalow enjoys wonderful far reaching countryside views and views towards Combe Martin Bay, out to sea. Combe Martin 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 Berryarbor is close by.

Having been originally built in the 1950s, it has been extensively remodelled and extended by the current owners. The property benefits from double glazed windows, as well as a gas fired central heating system and cavity wall insulation. The accommodation is presented to a high standard throughout and all principal rooms enjoy the tremendous views. The house is approached over a gravelled driveway with parking for two vehicles. To compliment the parking spaces is a detached brick built garage, that benefits from an automatic roller door, eaves storage, electric light and power.

Steps then lead up, through the front garden, with an area of well maintained lawn, established flower beds and borders, leading to the extensive sun terrace to the front of the house, with brick pavior surface, wrought iron balustrade, topped by electric lanterns. Access can be gained to both sides of the bungalow onto the rear garden. From the sun terrace there are some outstanding countryside views over Hangmans Hill and beyond to Combe Martin Bay. The rear garden is terraced, well maintained, with various levels to sit and enjoy the views, which, as you get higher, become more impressive. There is a timber garden summerhouse along with raised timber deck, well established trees and flowerbeds. The accomodation briefly comprises of: Triple aspect living room. Conservatory/Dining Room. Fitted kitchen and utility room. Ground floor shower room and W/C. Superb first floor master bedroom with ensuite bathroom and balcony. Two further double bedrooms.

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Detached Dormer Bungalow

Prime Coastal Location

Walking Distance Of Beach And Amenities

Presented In Excellent Condition

Wonderful Views

Detached Garage and Off Road Parking

Two Receptions Rooms

Three Double Bedrooms (One Ensuite)

Separate Ground Floor Shower Room & W/C

Fitted Kitchen & Utility Room

Landscaped Gardens & Balcony Off Master Bedroom

Virtual tour: <https://www.youtube.com/watch?v=QdaAcatY1kc>

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## Entrance Hall

### Hall

### Living Room

4.07m x 6.39m (13' 4" x 21' 0")

Sanderson Blinds, Coal Effect Gas Fire.

### Conservatory/Dining Room

3.40m x 4.18m (11' 2" x 13' 9")

Sanderson Blinds, Dimplex Water Vapour Electric Log Effect Fire, Fly Door.

## Kitchen

2.35m x 3.96m (7' 9" x 13' 0")

Integral Dish Washer, Electric Cooker and Gas Hob, range of fitted cupboards and drawers, sink drainer unit.

## Utility Room

1.40m x 1.29m (4' 7" x 4' 3")

Space and plumbing for washing machine and dryer.

## Shower Room

2.30m x 2.67m (Max) (7' 7" x 8' 9")

## Bedroom Two

2.70m x 4.78m (8' 10" x 15' 8")

Fitted Wardrobes, Fitted Bedroom Furniture.

## First Floor Landing

### Master Bedroom

4.39m (Max) x 4.67m (14' 5" x 15' 4")

Wall to Wall Fitted Wardrobes, Fitted Bedroom Furniture, doors leading to balcony with fly door.

### Ensuite Bathroom

2.43m x 2.70m (8' 0" x 8' 10")



### **Bedroom Three**

2.62m x 3.78m (8' 7" x 12' 5")

Fitted Wardrobes.

### **Outside**

Detached garage 3.58m x 4.70m (11.8 FT X 15.5 FT)

Brick built with automatic roller door. Eaves storage.

Electric light and power. Outside water tap.

Providing parking for one car.

The property is approached over a gravelled driveway with parking for two vehicles. Steps then lead up through the front garden, with an area of lawn, established flower beds and borders, leading to the extensive sun terrace to the front of the house, with brick pavior surface, wrought iron balustrade, topped by electric lanterns. Access can be gained to both sides of the bungalow onto the rear garden, from the sun terrace there are some fantastic countryside views over Hangmans Hill and beyond to Combe Martin Bay. The rear garden is terraced, well maintained, with various levels to sit and enjoy the views, which, as you get higher, become more spectacular. There is a timber garden summer house, raised timber deck and well established trees and flowerbeds.

### **Property Facts**

Vendor Position. No onward chain. Size of property. Approx. 1624 SQ FT. Age of Property. Built in the 1950's. Extensively remodelled, refurbished and extended n the late 1990'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 services. Gas, Electric and Water and mains drainage.


### **DIRECTIONS**

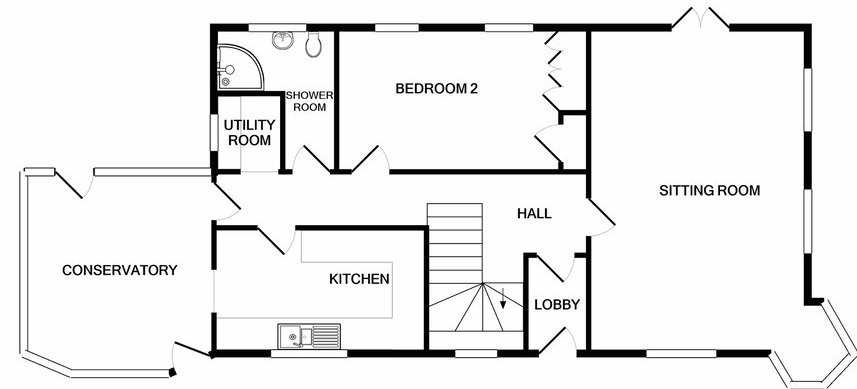
From the seafront in Combe Martin, proceed up King Street, which runs into the High Street. Turn left, signposted Shute Lane. Take the next left again into West Challacombe Lane. Follow this lane, a short distance along, until it eventually bears right. The property will then be found towards the end, on the right hand side and set in an elevated position.

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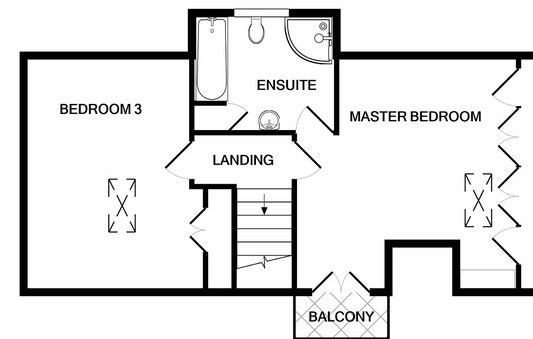


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

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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.







