



Seacombe Cottage



STAGS

Seacombe Cottage

Combe Martin, Ilfracombe, Devon, EX34 0AP

Walking Distance to Shops & amenities, Ilfracombe 5 miles,
Barnstaple 11 miles

Charming and characterful detached property a 'pebbles throw' away from Newberry and Combe Martin Beaches.

- Detached Period Home
- 4 Double Bedrooms
- Extensive Parking
- Close to Newberry & Combe Martin Beaches
- Freehold
- 2 Reception Rooms
- 2 Luxury Bathrooms
- Kitchen & Utility Room
- VIRTUAL TOUR AVAILABLE
- Business rates apply

Guide Price £575,000

SITUATION AND AMENITIES

Seacombe Cottage is situated within a 'pebbles throw' away from Newberry and Combe Martin Beaches and within walking distance of the shops and amenities, including tea rooms, farm shop, delicatessen, fish and chip shop, restaurants and public houses. The property is right on the South West coast path, which provides walks with unrivalled views of some of the most breathtaking scenery in the UK. From the front of the property a pathway leads directly onto Newberry Beach, which provides excellent rock pool fishing for inquisitive children and kayaking and paddle boarding can be enjoyed. Newberry Beach is a sheltered part of sandy Combe Martin Beach and is dog friendly all year round. Combe Martin is within the North Devon AONB and is well known for its striking rugged cliffs and coves. It is situated on the dramatic North Devon Coastline and on the western fringes of Exmoor National Park. A regular bus service provides access to Braunton, Ilfracombe, Minehead and Regional Centre of Barnstaple, which is about 11 miles to the south and offers the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital. At Barnstaple there is access to the A361 North Devon Link Road which leads on to Junction 27 of the M5 Motorway, where Tiverton Parkway also offers a fast service of trains to London, Paddington, in just over two hours. In April 2022 North Devon became the first place in the UK to be selected as a World Surfing Reserve (WSR). It joins a list that includes Malibu and Santa Cruz in California, and the Gold Coast and Manly in Australia. North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe, are all within about 10 miles. The Exmoor National Park provides endless bridleways and footpaths for those who wish to ride and walk and appreciate the dramatic rugged coastline and countryside.



DESCRIPTION

Seacombe Cottage is a charming and characterful detached property situated in a tucked away position 50 yards from Newberry Beach. Understood to date back to the 1800's Seacombe Cottage is understood to have been formally two quaint fisherman's cottages before being sympathetically combined into one large home in more recent years. The property presents modern refinements combined with some lovely period features which include inglenook fireplaces, original latch doors and some exposed beams to name a few. The accommodation is flexible and adaptable ideal for dual family occupation or alternatively would provide a good home and income scenario or holiday letting. The accommodation is arranged over three floors and inter-connects at the ground and first floor level but this can easily be closed off to form two completely separate homes again if required.

The property enjoys a delightful open outlook over the surrounding valley and woodland with sea glimpses. Seacombe Cottage sits above a picturesque stream where the gentle sounds of flowing water can be enjoyed. Gardens extend to the front and side of the property with extensive parking for multiple vehicles with decked sun terrace and hot tub located to the side of the property.

ACCOMMODATION

Entrance via left hand front door which leads directly into the dining room. The dining room has a feature stone fireplace and pleasant window seat to the front. A door leads into the kitchen which comprises of a modern shaker style kitchen with a range of floor units, wood work surface and ceramic sink. Appliances include a large rangemaster stove and integrated dish washer and fridge. There is a door that leads to the rear yard and stairs to the first floor. From the dining room a wide opening leads into living room which has a stone fireplace with dual fuel stove and window to front with window seat. A door leads into the utility room. The utility room (or secondary kitchen) has a range of modern shaker style floor units similar to the kitchen, with wood work surface and ceramic sink. Integrated appliances including washing machine/tumble dryer, freezer and wine fridge. Wall mounted gas boiler which provides domestic hot water and heating for the property. Secondary staircase leading to the first floor.

First floor landing with archway connecting the former two cottages. Doors lead to two large double bedrooms located to the front of the property each equal in size with built in cupboards and views over the opposite hillside and woodland. Also, on this floor are two separate bathrooms located to the rear. Both having been stylishly modernised each which separate bath and showers. From the first floor landing two separate staircases lead to two further double bedrooms, both also equal in size with Velux window and useful eave storage.

OUTSIDE

Outside, the property is approached via Newberry Road over a bridge across the adjacent stream and five bar gate leading onto a tarmac driveway which leads across the front of the property. The driveway provides off road parking for 3 to 4 cars. There is a small area of faux lawn with attractive and well stocked borders and a gated access at the left hand side of the building onto a small passageway ideal for further storage. There is a south-facing raised decked terrace, perfect for dining and entertaining with sea glimpses.

To the side of the property is a former car port which is now home to a sheltered hot tub. Behind this area is a useful workshop/store which has power points. To the side of the property is a walkway leading the secure rear courtyard which extends across the length of the property with useful outside shower room and outside tap ideal for coming straight off the beach or washing dogs.

DIRECTIONS

As you drop down into Combe Martin, with the bay and sea ahead of you, pass through the village and with the sea to your right, climb the hill passing the car park on your right hand side. Shortly after the car park, bear right into Newberry Road (be careful because it is easily missed). Drop down Newberry Road, which is a no through road, and the property will be found on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	50	50	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

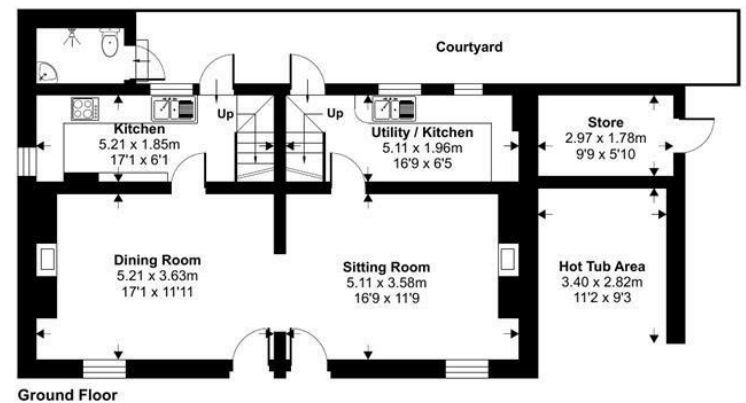
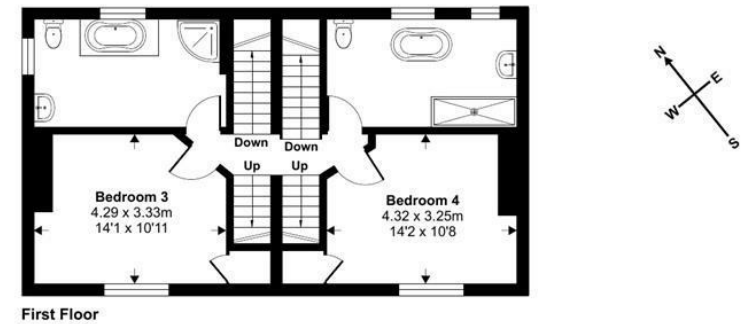
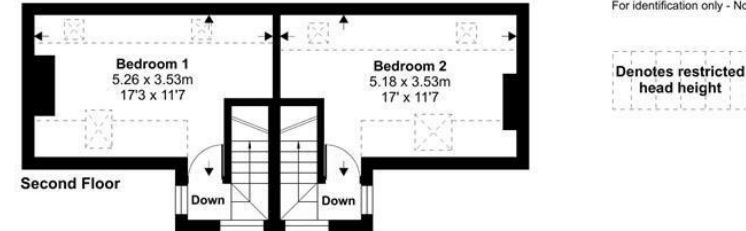
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These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 1599 sq ft / 149 sq m (excludes hot tub)
Limited Use Area(s) = 136 sq ft / 13 sq m
Outbuildings = 84 sq ft / 8 sq m
Total = 1819 sq ft / 170 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Stags. REF: 930294



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