



Hammonds House



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Combe Martin, Ilfracombe, Devon, EX34 0HX

Village amenities/beach within walking distance. Barnstaple 11 miles. Woolacombe 12 miles.

A charming Grade II listed period village house offering spacious accommodation with good sized garden in popular coastal village.

- 4 Bedrooms, 2 Bathrooms
- Kitchen, Cloakroom
- Generous and Mature Gardens
- Waling Distance to the Beach, Shops etc.
- Freehold, Council Tax band D
- 3 Reception Rooms
- Period Features Throughout
- Gas C/H
- Village Location

Guide Price £465,000

SITUATION AND AMENITIES

Set within the heart of the village and within walking distance of the beach, shops and amenities, including primary school, post office, health centre, restaurants and public houses. The village itself is well known for its striking rugged cliffs and coves, 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, in about 45 minutes and where Tiverton Parkway also offers a fast service of trains to London, Paddington, in just over two hours. North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe, are all within about ½ an hour by car.

DESCRIPTION

Understood to date originally from the 15th Century but with an extended Georgian front, Hammonds House is a unique Grade II listed family home and is certainly a rare commodity. The accommodation boasts many original features and is deceptively larger than it would appear from the outside. The property also offers an attractive front courtyard and a wall enclosed mature, south facing rear garden with ample seating space, an assortment of plants and shrubs throughout and a converted old stable/summer house. This certainly is a property which needs to be viewed to be fully appreciated. The accommodation with floorplan and approximate dimensions comprises;



GROUND FLOOR

ENTRANCE HALL with slate flooring, door to DINING ROOM/RECEPTION ROOM 2 original sash window to front with shutters, spacious cupboard/larder LIVING ROOM original sash window looking out to the front, original stone fireplace with slate hearth and wood burner, carpeted flooring, split room which opens through to SNUG/STUDY secondary stone fireplace with slate hearth, double glazed window looking over the rear garden, under stairs cupboard and space for coats, boots etc. DOWNSTAIRS WC tile flooring, painted walls, WC and sink, radiator. KITCHEN arranged over two distinct sections, separated by an open stone archway with the outside section having a double-glazed roof allowing light to flood in also with access to the garden. The kitchen itself has tiled flooring, original ceiling beams, ample wall and base units with solid stone worktops, gas oven with extractor hood over, space for fridge/freezer, Belfast sink with drainer and space for washing machine and dishwasher.

FIRST FLOOR

Carpeted steps lead you up to a split-level landing, stained glass door into BATHROOM laminate flooring, side panel bath, WC, sink, heated towel radiator, Velux sky light and airing cupboard. BEDROOM 1 carpeted, double room with door leading you to EN-SUITE carpeted steps, with shower, tiled splash back, glass screen, WC, Antique vanity unit featuring mahogany cabinet and polished granite top. BEDROOM 2 another double room, carpeted, original sash window looking out to the front. BEDROOM 3 currently being used as a studio, carpeted, double glazed window looking out to rear garden. BEDROOM 4 single bedroom/office with sash window looking out to front.

OUTSIDE

To the front there is a period stone wall linked by wrought iron railings with central pedestrian gate and slate stepping stones leading you to the front door surrounded by a variety of plants and shrubs. The rear, the sunny, south facing garden is enclosed and private. There is a garden store/workshop and a further stone outbuilding which we understand is 'the old stable' which has now been converted into a summer house/study. There are areas of green but mainly paved and gravelled along with vegetable garden and ponds which are all surrounded by an assortment of mature plants, shrubs and trees, a real gardeners dream. There is also a Timber built Pergola which has been created by the owners, ideal for Al-fresco dining.

SERVICES & TENURE

All mains services. Gas fired central heating. Freehold, Council Tax band D.

DIRECTIONS

On reaching Combe Martin with your back to the sea, proceed up the high street, for about half a mile, past the Pack O Cards on your right. Pass the turning to Barnstaple, also on your right and Hammonds House will be found next to the George and the Dragon public house/restaurant.

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk.

PARKING

There is no parking for the property, however moments from the property is the council owned Long Stay Car Park (Cornells car park) which we understand residents' permits can be purchased at £180 a year.



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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) A	
81-91) B	
69-80) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	
53	87
England & Wales	
EU Directive 2002/91/EC	

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