



Carpenters





# Carpenters

Hangman Path, Combe Martin, Devon, EX34 0DN

Detached three bedroom bungalow a 'pebbles throw' away from Combe Martin Beach.

- Detached Bungalow
- Three Bedrooms
- Sitting Room
- Off Road Parking
- No onward chain
- Direct Sea Views
- Two Bathrooms
- Kitchen/Dining room
- Garden
- Freehold, Small business rate relief applies

Guide Price £399,950

## SITUATION AND AMENITIES

Carpenters is situated within a 'pebbles throw' away from Combe Martin Beach and within walking distance of the shops and amenities, including tea rooms, farm shop, delicatessen, fish and chip shop, restaurants and public houses. The front gate of the property is very close to the South West coast path, which provides walks with unrivalled views of some of the most breathtaking scenery in the UK.

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. 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

We are delighted to offer for sale this individual detached bungalow situated in a prominent beach side location enjoying fabulous sea views, in the popular Devonshire coastal village of Combe Martin.

The original bungalow was one of three built in the 1930's, and this fantastic home has been extensively extended and modernised in more recent years and now offers spacious, well-appointed accommodation that would be ideal as a comfortable home, second home, holiday let or redevelopment. Architect's plans (subject to planning) are available.

The accommodation, layout and measurements are more clearly shown on the accompanying floor plan, but comprise:





Entrance hall with doors that lead into the kitchen/dining room, living room and bathroom with separate WC. The kitchen/dining room comprises of a modern fitted kitchen with wall and floor units, integrated dishwasher, built in oven and electric hob, space for fridge freezer, washing machine and tumble dryer. The dining area enjoys sea and beach views and the sliding patio doors lead to the private garden. The living room is located centrally within the bungalow with patio doors leading out onto the decked terrace, which ideal to take in the stunning coastal vista. From the living room doors lead into all three bedrooms with the main bedroom having an ensuite.

The property has private off road parking for two vehicles which is an advantage due to the high parking demand in Combe Martin. The private garden has sea views.

The current owners have operated the property as a successful holiday let for the past 21 years and, using their own website ([www.cottagesindevon.com](http://www.cottagesindevon.com)), have achieved a high return customer and occupancy rate.

The property is freehold and receives small business rate relief with a current rateable value of £3500.

### SPECIAL NOTE

We have been made aware that non standard materials were used when the property was originally built (timber framed construction). Occasionally this has meant that mortgage lenders have required more information before lending. The kitchen/diner and Bedroom 2 have subsequently been added and are brick built.

The property has confirmed holiday bookings until October 2022. Therefore any buyer will be required to complete after this date.

Visit Carpenters website at [www.cottagesindevon.com](http://www.cottagesindevon.com) for additional photographs.

### DIRECTIONS

Exit from the M5 at Junction 27 (Tiverton) and follow the signs towards Barnstaple (A361). After 2 South Molton turnings, turn right at the next roundabout onto the A399 signposted Exmoor, Combe Martin and Ilfracombe.

Keep on this road until you reach Blackmoor Gate, with "The Old Station Inn" on your left, drive straight on (A399) into Combe Martin.

On entering Combe Martin continue along the main street for almost two miles until you see a large newsagents on your right with a parking area in front – the road forks there. Take the right-hand fork into Cross Street which is a short narrow street. At the end of Cross Street on the right is the entrance to Kiln Car Park. Turn into the car park and go up to the end (opposite the ticket vending machine) and then turn right onto Hangman Path. Carpenters' parking bay is triangular shaped right next to the property.

Alternatively, you can turn right just before the newsagents into the road called Hangman Path. Continue for a short distance to the "T" junction at the top and turn left onto Hangman Path (to the right is Rews Close). The road becomes very narrow but there is sufficient room for a car to pass along and that will bring you to 'Carpenters'. You cannot miss it because it is the last bungalow on the left before the Kiln Car Park. 'Carpenters' is painted magnolia and has the name on the side nearest our parking area. You will then be facing towards the sea and can exit through the Kiln Car Park when leaving the property.





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



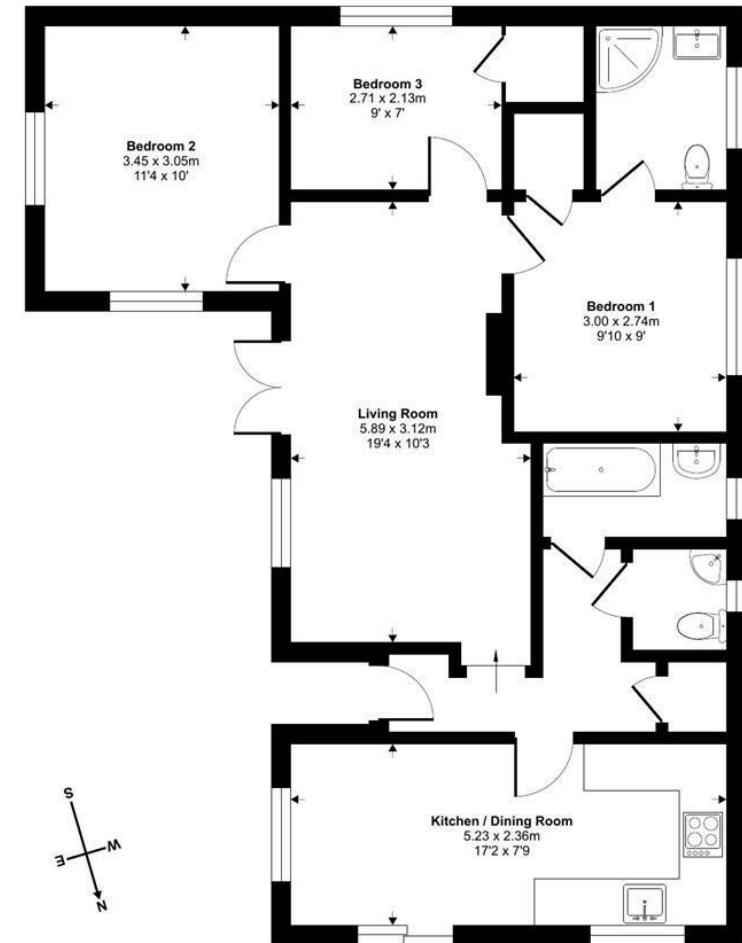
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>65</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales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

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Approximate Area = 815 sq ft / 76 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). © rîchecon 2022. Produced for Stags. REF: 828290.



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