turners

Barton Gate Lane

Combe Martin, Ilfracombe, EX34 0AQ

Price Guide £325,000

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3 Barton Gate Lane

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Property description

Nestled in the highly desirable and tucked-away location of Barton Gate Lane, this beautifully presented detached bungalow offers a rare opportunity to enjoy peaceful living while remaining just a 5–10 minute walk from the stunning Combe Martin beach. Perfectly positioned, the property also benefits from direct access to Combe Martin Woods right from the doorstep, making it an ideal home for nature lovers, walkers, and those seeking a tranquil coastal lifestyle.

Internally, the property has been thoughtfully maintained and offers bright, spacious accommodation throughout. There are two generous double bedrooms, a welcoming living room, and a superb open-plan kitchen/dining room which forms the heart of the home. Flooded with natural light from dual-aspect windows and skylights, the contemporary fitted kitchen is complemented by a range of integrated appliances, creating a stylish and practical space for both everyday living and entertaining. Completing the accommodation is a modern three-piece shower room, finished to a high standard.

Outside, the home continues to impress with a beautifully landscaped, low-maintenance rear garden, providing a private and relaxing outdoor retreat. A particular highlight is the purpose-built home office, offering the perfect solution for those working remotely, running a business, or simply requiring additional versatile space.

To the front, the property benefits from a large private driveway, providing off-road parking for two vehicles, while a shared driveway to the side leads to the property's single garage, offering additional parking, storage, or workshop potential.

Combining a peaceful setting, modern presentation, and a highly convenient location close to both the beach and woodland walks, this exceptional bungalow is perfectly suited as a permanent residence, coastal retreat, or investment opportunity.

Location

Combe Martin is a charming coastal village nestled within the picturesque landscape of North Devon. Famous for its stunning views of the Bristol Channel and its rugged coastline. With its quaint streets, traditional pubs, and local shops, the village exudes a peaceful atmosphere perfect for relaxation.

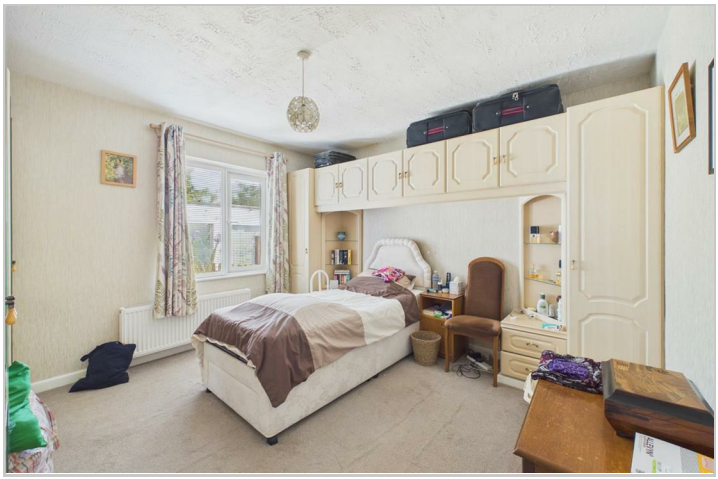
North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a ‘world surfing reserve’, one of just 12 places on the planet along with the Australia’s Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

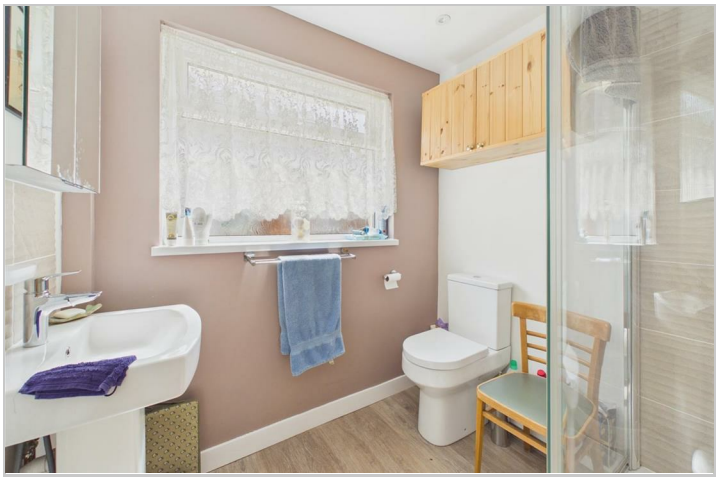
Directions

From Ilfracombe High Street, follow the A361 before continuing onto Hillsborough Road. Join the A399 (Watermouth Road) and follow it for approximately 4 miles, then turn right onto Barton Gate Lane, where the destination can be found on the left-hand side.

What3words: scream.remark.defeat

Tel: 01271 866421





Road Map

Hybrid Map

Terrain Map

Floor Plan

Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

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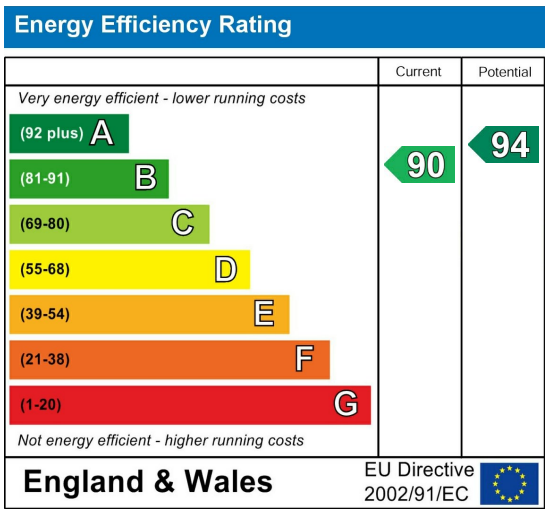
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