



turners



**Chapel Lane, Ilfracombe,
Asking Price £375,000**

Detached bungalow in Combe Martin with no onward chain, neutral décor, parking for 5–6 cars, open-plan kitchen/breakfast room, sea glimpses and countryside views, sun room and wrap-around gardens

Property Description

Situated in the charming coastal village of Combe Martin, this detached bungalow offers versatile and well-presented accommodation, generous parking and attractive gardens, all with the added benefit of no onward chain. Neutrally decorated throughout, the property is ready for immediate occupation and enjoys lovely curb appeal from the moment you arrive.

The home is approached via a gated driveway with parking for approximately 5–6 vehicles. A UPVC double glazed entrance porch leads into a spacious open-plan kitchen/breakfast room, fitted with a modern range of wall and floor units, space for under-counter appliances and a cooker with extractor over. The breakfast area provides ample space for a dining table and benefits from double doors opening directly onto the rear garden. Additional features include useful under-stairs storage and stairs rising to the first floor. An internal hallway gives access to the remaining ground floor accommodation, including a ground floor shower room fitted with a three-piece suite and walk-in shower.

The generous dual-aspect lounge is filled with natural light and features a characterful wood-burner, while enjoying countryside views with glimpses towards the sea. A further snug/sun room opens onto the patio and boasts full-height panoramic windows, creating an ideal space to relax and take in the impressive outlook. Also on the ground floor are two well-sized double bedrooms, one of which is currently arranged as a dining room, offering flexibility to suit a variety of needs.

On the first floor, there is a large double bedroom with Velux windows providing countryside and sea views, along with

eaves storage. This level is served by a four-piece family bathroom comprising a bathroom, shower cubicle, WC and hand basin with full wall tiling.

Outside, the property enjoys wrap-around gardens with a combination of patio seating areas and lawn, complemented by raised Devon bank planting boarders. There is also hard standing with storage sheds. To the front, a fenced lawn and additional garden areas are well stocked with mature trees and shrubs, providing colour and interest throughout the seasons. Further external benefits include power and lighting, enhancing the practicality of the outdoor space.

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

Head out of Ilfracombe following direction to Watermouth and Combe Martin, staying on the A399 for approximately 4.5 miles. Upon reaching the village of Combe Martin, continue through the village along the High Street passing the Pack O' Cards pub on your right hand side, shortly after look for



Chapel Lane on your left hand side, just before the Baptist Church with sings for Combe Martin football club. Turn onto Chapel Lane and continue a short distance where you will find the property on the right hand side with name plate and for sale board clearly displayed.

What3words – pipes.relaxed.botanists



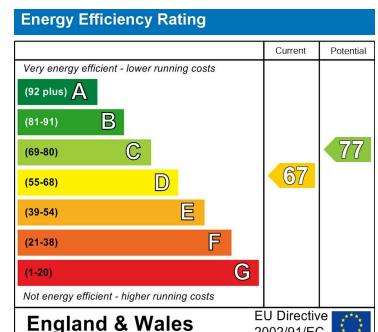
Floor Plan



Area Map



Energy Efficiency Graph



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