



# turners



3 Church Street

Combe Martin, Combe Martin, EX34 0LQ

Asking Price £230,000



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3 Church Street is a charming characterful mid-terraced period cottage, nestled in the heart of a popular coastal village. This delightful home features a mature and well-stocked rear garden, which is predominantly level and stretches an impressive 84 feet (25 meters) in length. The garden is perfect for outdoor enthusiasts, offering ample space for al fresco dining, barbecues, gardening, and more. It enjoys plenty of sunlight throughout the day and offers pleasant views of the nearby church and surrounding countryside.

Upon entering, the home immediately exudes character with a cozy lounge featuring an exposed stone chimney breast and an open fire that can be reinstated with a flue. The low-maintenance tiled floor extends from the lounge to the rear garden, creating a seamless indoor-outdoor living experience. The dining room, also tiled, boasts an exposed stone feature wall. The modern shaker-style kitchen is bathed in natural light from a Velux roof window and is

well-equipped, housing the gas combi boiler for central heating and hot water.

On the ground floor, a fully tiled shower wet room with an electric shower is conveniently located next to a separate WC, leading onto the dual-aspect garden/studio room. Bright and versatile, and currently used as an office/third bedroom. From here there is another door leading to the

garden.

Upstairs to the left is the main dual-aspect bedroom. Spacious, with painted exposed wooden floorboards, a chimney breast, and window seat. overlooking the garden. On the right is the second bedroom, elegantly and newly designed and refurbished. Upstairs there is also an additional WC with wash basin, again newly designed and refurbished.

The standout feature of this home is the private, level, and enclosed 25 meter long rear garden. The garden is vibrant with a variety of flowering shrubs, bushes, plants, wisteria and magnolia trees, complementing the lawn and garden pond. It is a safe haven for children and pets, enjoying open views towards the nearby church and countryside.

The property is near the village car park, and a stone's throw from the picturesque local church, where parking permits can be purchased for six months or annually.

3 Church Street is a delightful home, brimming with character and charm. An early internal inspection is highly recommended to fully appreciate its unique features.

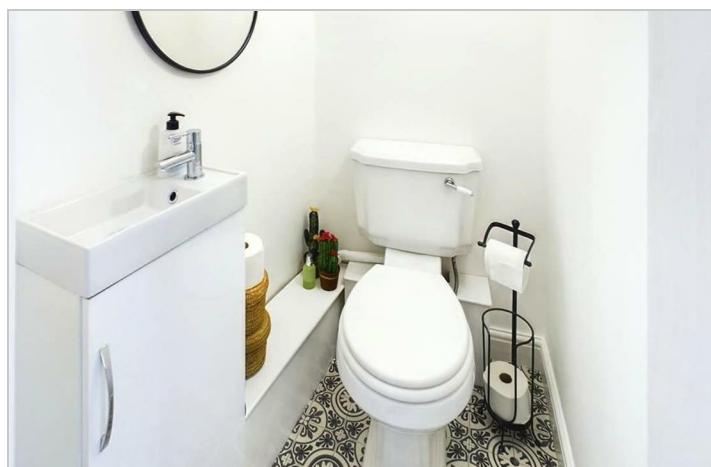
Conveniently located, the property is within easy walking distance of village amenities, including Combe Martin beach,

a rocky cove bay, independent shops, a Primary School, pubs, cafes, and takeaways. The current owner has modernised the property with complete rewire, part damp-proofing, re-plastering, new kitchen and radiators.

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 breathtaking rolling countryside, perfect for avid walkers.

Directions: Head towards Combe Martin from Ilfracombe on the A399. On the Combe Martin seafront, continue up the main High Street, passing the Pack of Cards Public House on your right. Shortly after, turn right into Church Street. Number 3 will be on the right-hand side. Nearby parking is available, where permit parking can be arranged.



## 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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## Energy Efficiency Graph

