



turners



Rosea Bridge Lane

Combe Martin, Ilfracombe, EX34 0DP

Offers Over £300,000



The Moorings, Rosea Bridge Lane

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Property description

Nestled away in a peaceful and highly desirable location, this detached two-bedroom bungalow offers a wonderful opportunity to enjoy coastal living, just a five-minute walk from the beautiful Combe Martin Beach. Offered to the market with no onward chain, the property combines comfortable accommodation with excellent outdoor space and exciting potential to extend, subject to the necessary planning permissions.

The accommodation comprises two well-proportioned bedrooms and a bright, inviting living room that enjoys delightful countryside views through dual-aspect windows, allowing an abundance of natural light to flood the space. The well-presented kitchen provides ample storage and workspace and leads directly into a versatile dining room/utility area, offering additional space for everyday living. Completing the internal accommodation is a three-piece bathroom suite and a separate two-piece WC for added convenience.

Externally, the property continues to impress. The attractive front garden is beautifully landscaped with a variety of mature shrubs and flowering bushes, creating a colourful and welcoming approach throughout the seasons. A ramped pathway with handrails provides easy access to the front entrance, while the private driveway offers off-road parking for two vehicles and leads to a single garage, providing further parking or useful storage space.

To the rear, the generous garden offers a superb setting for outdoor entertaining, al fresco dining and family activities. The substantial plot also presents excellent potential to extend the property (subject to the necessary planning permissions), making it an ideal choice for those looking to create their forever home. Adding to its appeal, the rear garden backs directly onto National Trust land, providing a wonderful open outlook and the reassurance that there is little likelihood of future development behind the property.

Ideally positioned within easy walking distance of Combe Martin's local shops, cafés, schools and public transport links, the property also enjoys immediate access to a network of public footpaths and the renowned South West Coast Path, making it perfect for walkers and those who appreciate the stunning North Devon coastline.

Offering a fantastic combination of location, privacy, generous gardens and future potential, this chain-free bungalow is an excellent opportunity for a wide range of buyers seeking a peaceful coastal home.

Location

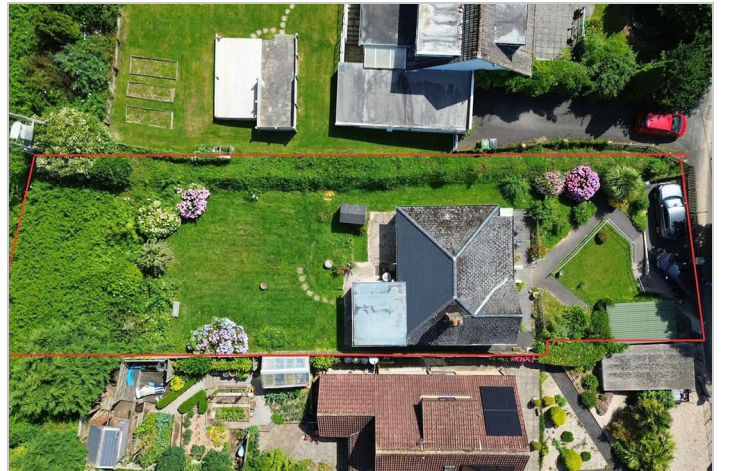
Combe Martin is a charming coastal village nestled within the picturesque landscape of North Devon. Famous for its stunning views of the Bristol Channel and its rugged coastline. With its quaint streets, traditional pubs, and local shops, the village exudes a peaceful atmosphere perfect for relaxation.

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 our office, head towards Oxford Grove, then continue as the road becomes Portland Street and follow it onto Hillsborough Road (A361). Stay on Hillsborough Road you reach Watermouth Road (A399), continuing for approximately 3.8 miles towards Combe Martin. Turn left onto Hangman Path, follow the road as it becomes Rew's Close, and then continue straight onto Rosea Bridge Lane. Follow this road to the end where the property will be situated on your left hand side.

What3words: bright.forkful.regulate



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

