Bond Oxborough Phillips

Changing Lifestyles

1 Mill House
Cross Street
Combe Martin
Devon
EX34 0DH

Guide Price: £230,000 Freehold







Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

1 Mill House, Cross Street, Combe Martin, Devon, EX34 0DH

Semi-Detached Coastal Residence with Off-Road Parking and Courtyard Garden...

- Beautifully presented throughout
- 3 bedrooms
- Low maintenance garden
- Open plan living
- Off-road parking
- Set in a tranquil location within Combe Martin
- EPC: D
- Council Tax Band: B











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We are delighted to present 1 Mill House, an immaculate three-bedroom semi-detached home situated in a highly sought-after location in Combe Martin, just a three-minute walk from the beach. Offering a blend of modern living and practical functionality, this property represents a rare opportunity for first-time buyers, families, or investors to secure a move-in ready home in a popular coastal village.

The ground floor features an open-plan layout, seamlessly connecting the spacious reception area with the well-appointed kitchen. Flooded with natural light, the reception provides direct access to a private courtyard garden, creating a versatile space for relaxing, entertaining, or enjoying the fresh sea air. The kitchen has been designed for contemporary living, offering ample workspace and storage while maintaining a bright and welcoming atmosphere throughout the day.

Upstairs, the property comprises two generously sized double bedrooms and a further single bedroom, all benefiting from a light and airy feel. The modern family bathroom is finished to a high standard, featuring a luxurious rain shower, a panel bath, and a heated towel rail for comfort and convenience.

Externally, the home benefits from off-road parking, a valuable asset in this desirable location, and a low-maintenance courtyard garden that provides a private outdoor retreat. Its proximity to Combe Martin Beach and local amenities enhances the appeal, combining lifestyle convenience with the charm of coastal living.

1 Mill House is presented in excellent condition throughout, offering a stylish and practical home in one of North Devon's most popular villages. Early viewing is highly recommended to appreciate the quality, location, and lifestyle this property provides.

Combe Martin is a popular coastal village which attracts thousands of visitors each year and has become a hot spot for investment properties and Holiday Homes. Combe Martin is set in a fertile valley and is located where the Exmoor National Park and the North Devon Area of Outstanding Natural Beauty meet. The approach along the coastal road offers glimpses of stunning scenery. Combe Martin itself is an ideal centre for walking and has the 630 mile South West Coastal Path going through it The village has a range of amenities including a Post Office, School, and local shops etc. As well as the renowned Combe Martin Wildlife & Dinosaur Park. Combe Martin has good access routes to the local towns and villages along with regular bus services running through the village. Ilfracombe is approximately 10 minute drive and provides national chain shops, banks and two major supermarket chains Tesco and The Co-Operative. This delightful Victorian town is particularly renowned for its picturesque Harbour and quayside as well as Promenade with Landmark Theatre and pleasure gardens. Local sandy beaches include the award winning Woolacombe Beach along with Saunton, Putsborough and Croyde which are also close to hand, and attract thousands of visitors each year. The regional centre of Barnstaple is North Devon's historical capital and is approximately 13 miles away and it's acclaimed shopping precinct homes many brand name High Street shops, banks and restaurants. Barnstaple Train Station connects to the inter-city rail network in Exeter. The North Devon Link Road A361 gives fast access to the M5 Motorway Junction 27 (Tiverton).

Main Entrance - UPVC double glazed door leading to;

Entrance Porch - 5'10" x 3'1" (1.78m x 0.94m)
Storage cupboard, cupboard housing fuse box, tiled flooring, door leading to;

Open Plan Lounge/Kitchen/Diner - 19'8" x 18'7" (6m x 5.66m)
UPVC double glazed windows to rear elevation X2, UPVC double glazed window to front elevation, UPVC double glazed French doors leading to garden, thermostat, tiled flooring, radiator.

Kitchen - A range of wall and base units, Zanussi dual oven with 4 ring induction hob and extractor hood over, Quartz effect countertops, tiled brick splash backing, plumbing for washing machine, integrated fridge/freezer, integrated Zanussi dishwasher, stairs to first floor, door leading to;

W.C. - 2'6" x 3' (0.76m x 0.91m)
Low level flush W.C, wall mounted wash hand basin, extractor fan, tiled flooring.

Landing - UPVC double glazed window to front elevation, loft access, storage cupboard, door leading to;

Bedroom One - 13'1" x 8'11" (4m x 2.72m)
UPVC double glazed window to front elevation x2, radiator.

Bedroom Two - 7'4" x 9'4" (2.24m x 2.84m)
UPVC double glazed window to front elevation, radiator.

Bedroom Three - 6'2" x 8'10" (1.88m x 2.7m)
UPVC double glazed window to rear elevation, radiator.

Bathroom - 5'10" x 6'1" (1.78m x 1.85m)
UPVC obscure window to front elevation, tiled from floor to ceiling, towel rail, low level flush W.C, wash hand basin with storage below and vanity above, panel bath with rainfall shower head over.

Outside To the side elevation, the property features a charming courtyard garden, perfect for outdoor dining or practical storage

AGENT NOTES - This property is a traditional stone and brick construction, located in an area with a high flood risk. It has direct connections to mains gas, electricity, sewage and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 18 Mbps and Superfast at 80 Mbps. Mobile service coverage is okay. Currently, there are no planning permissions in place for this property or any nearby properties. The property does not involve has shared access of the driveway for parking spaces.

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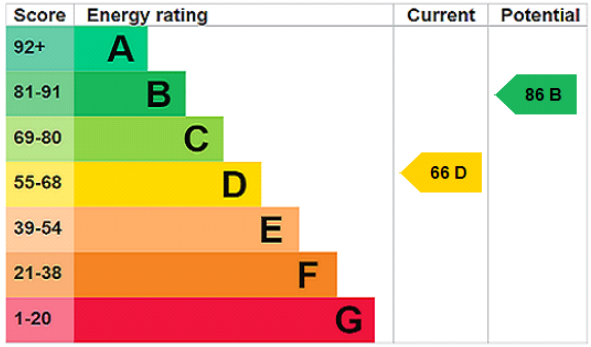
Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



Directions

From Ilfracombe High Street with our office on your right-hand side proceed out of the town passing through Hele Bay towards Combe Martin. Upon reaching Combe Martin with the beach on your left-hand side, take the first left hand turn on to Cross Street and the property will be on your right-hand side approximately 100 yards from the car park entrance with a 'For Sale' board clearly displayed.