Bond Oxborough Phillips

Changing Lifestyles

Aqua
Moory Meadow
Combe Martin
Ilfracombe
Devon
EX34 0DG

Guide Price: £399,995 Freehold







Changing Lifestyles

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ilfracombe@boppproperty.com

Aqua, Moory Meadow, Combe Martin, Ilfracombe, Devon, EX34 0DG

Rare Opportunity to Secure a Detached Sea View Home in an Idyllic North Devon Village...

- Level landscaped garden
- Off road parking for 3 cars
- Bright and uniquely finished throughout
- Three generous bedrooms
- New boiler installed, replumbed and rewired within the last 3 years
- Great purchase for growing families and investors.
- Set within a peaceful quiet area only 240 yards from the beach
- Electrics in place for an EVCP
- EPC: D
- Council Tax Band: C







Aqua Cottage presents a rare opportunity to acquire a distinguished coastal residence in the highly sought after village of Combe Martin. Elegantly appointed and beautifully presented, this exceptional three bedroom home enjoys far reaching sea views, a substantial private garden, and the rare advantage of parking for three vehicles which is a true luxury in this idyllic location.

The property combines timeless coastal character with modern refinement, offering light filled interiors that have been thoughtfully arranged to create both comfort and versatility. The dining area forms the heart of the home, opening directly onto the garden via patio doors and creating a seamless connection between indoor and outdoor living. The contemporary kitchen is fitted with high quality appliances and is complemented by a practical utility room and a third bathroom with walk in shower, conveniently accessible from outside for effortless use after beach days.

Accommodation is generous and well proportioned, comprising two super king bedrooms, one with a stylish en suite, and a further bedroom capturing enchanting views across Combe Martin Bay. A beautifully appointed family bathroom with bath and shower completes the arrangement.

Externally, Aqua Cottage excels. The landscaped garden offers a wonderful sense of privacy and space, with a large patio and dedicated BBQ area providing the perfect setting for entertaining or unwinding while enjoying the coastal surroundings. Its elevated position affords captivating sea views, setting the scene for an unrivalled lifestyle on the North Devon coast.

With its rare blend of panoramic outlooks, substantial garden, ample private parking and impeccably styled interiors, Aqua Cottage is a truly special property. Just moments from the beach and the dramatic coastline of Exmoor National Park, it offers a premium retreat in one of North Devon's most desirable coastal villages.

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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).





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Internal Description

Main Entrance - Wooden partly glazed door leading to;

Entrance Porch - 2'2" x 6'7" (0.66m x 2m)
Wooden double glazed window to front and side elevation, partly glazed door leading to;

Entrance Hall - 18'11" x 8'5" (5.77m x 2.57m)
Stairs to first floor, understairs storage, radiator, door leading to;

Living Room - 15'9" x 13' (4.8m x 3.96m)
UPVC double glazed bay window to front elevation, exposed wood floor, radiator.

Dining Room - 13'8" x 11'5" (4.17m x 3.48m)
UPVC double glazed French doors to rear elevation leading to patio, exposed wood floor, radiator.

Kitchen - 8'7" x 9'11" (2.62m x 3.02m)
UPVC double glazed window to rear elevation, a range of wall and base units, integrated Bosch double oven, stainless steel sink and drainer inset into wood countertops, 4 ring gas hob with extractor fan above, integrated fridge, integrated Lamona dishwasher, radiator, door leading to larder.

Utility Room - 8'4" x 5'1" (2.54m x 1.55m)
UPVC double glazed window to side elevation X2, wooden partly glazed door to front elevation, leading to garden, space for fridge/freezer, plumbing for washing machine, stainless steel sink and drainer inset into countertops, location of combi boiler, tiled floor, door leading to;

Shower Room - 5'10" x 5'2" (1.78m x 1.57m)
Low level flush W.C, double shower with rainfall shower above, heated towel rail, extractor fan, wash hand basin with storage below and vanity above, tiled from floor to ceiling.

First Floor

Landing - Loft access, door leading to;

Bedroom Two - 13'9" x 11'9" (4.2m x 3.58m)
UPVC double glazed window to front elevation, radiator.

Bedroom Three - 9' x 9'6" (2.74m x 2.9m)
UPVC double glazed window to rear elevation, exposed wooden floors, radiator.

Bedroom One - 16'6" x 12'5" (5.03m x 3.78m)
UPVC double glazed bay window to front elevation, exposed wooden floors, radiator, door leading to;

Ensuite Bathroom - 5' x 5'8" (1.52m x 1.73m)
Double shower with rainfall shower head and handheld attachment over, heated towel rail, low level flush W.C, wall mounted wash hand basin with vanity above.

Bathroom - 5'7" x 8'10" (1.7m x 2.7m)
UPVC double glazed obscure window to front elevation, bath with rainfall shower attachment above, storage cupboard, heated towel rail, wall mounted wash hand basin with vanity above, low level flush W.C, extractor fan.

Outside Aqua Cottage offers private parking for three vehicles, practical side access, and a landscaped garden with a large patio and BBQ area, providing a rare combination of space, privacy and convenience in the heart of Combe Martin.

AGENT NOTES - This property is a traditional stone and brick construction, located in an area with a very low 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. The property does not involve any shared access or rights of way.

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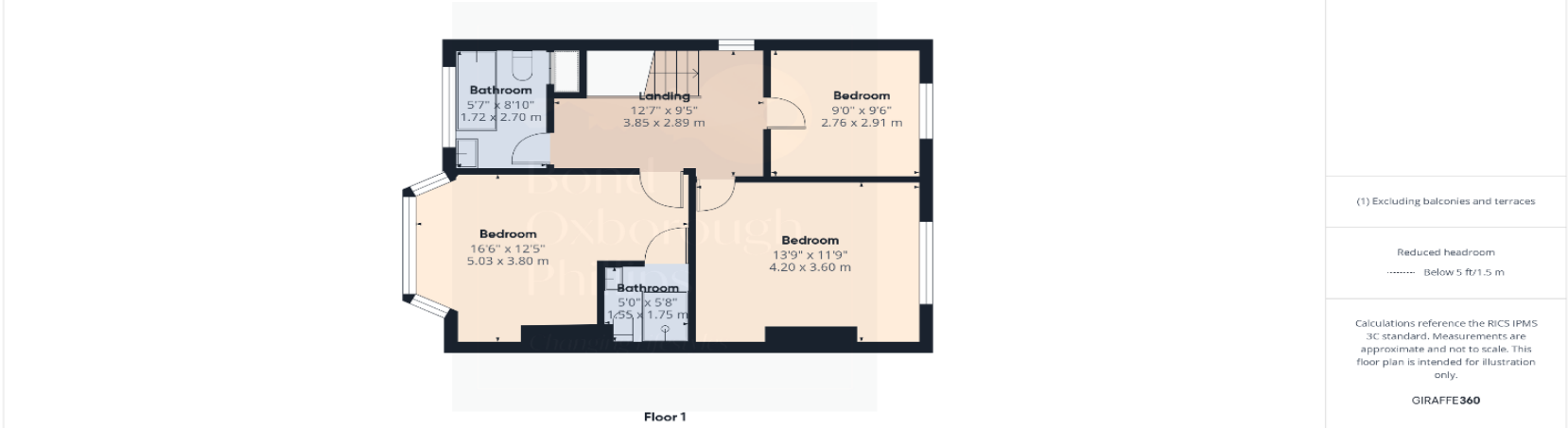

Approximate total area(1)
1265 ft²
117.6 m²

Reduced headroom
4 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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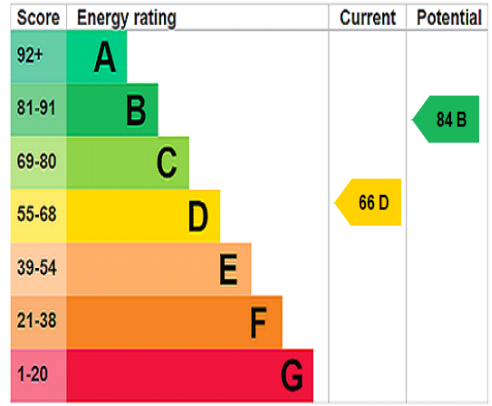

Directions

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 then continue and on your left hand side turn onto Moory Meadow, the property will be positioned 30 yards on your left hand side.

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.

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We are here to help you find and buy your new home...

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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.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

01271 866 699

for a free conveyancing quote and mortgage advice.

