



Bond
Oxborough
Phillips

Changing Lifestyles

Primrose House
High Street
Combe Martin
Ilfracombe
Devon
EX34 0EQ

Asking Price: £300,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Primrose House, High Street, Combe Martin, Ilfracombe, Devon, EX34 0EQ

A substantial village home brimming with space, character and untapped potential...



- Substantial six-bedroom period home arranged over three floors
- Packed with character and original period features
- South-facing sun terrace with countryside views
- Ideal for multi-generational living or large families
- Situated in a sought-after North Devon village
 - EPC: D
 - Council Tax Band:

Packed with character, versatility and exciting potential, this substantial village home offers an exceptional opportunity for buyers seeking space, flexibility and the chance to create a truly impressive family residence. While the property would benefit from cosmetic updating in places, it is perfectly comfortable to move straight into, allowing the next owner to enhance it over time and make it their own.

Set across three floors, the accommodation is remarkably adaptable, making it equally suited to growing families, those seeking multi-generational living, or purchasers looking to create guest accommodation, subject to any necessary consents.

The ground floor centres around a spacious living room, a welcoming space that was formerly a shop and now provides an excellent setting for everyday family life. Beyond is the kitchen/breakfast room, fitted with solid wood worktops and a range of storage units, with direct access through to the extensive rear garage and workshop. A family bathroom completes this level.

A further reception room on the half landing offers excellent flexibility as an additional sitting room, home office or bedroom. This room opens directly onto a private, south-facing sun terrace, where you can enjoy a peaceful outlook across the surrounding countryside. A separate shower room and useful airing cupboard are also located on this floor.

The upper floors provide an abundance of bedroom accommodation, with several rooms retaining attractive period features including original sash windows, bay windows and window seats. The top floor continues to impress with further bedrooms, a family bathroom and elevated countryside views.

One of the property's standout features is the substantial rear garage and workshop. Offering excellent storage and workspace, it presents endless possibilities for hobbies, a home business, additional storage or future adaptation, subject to any necessary permissions.

Homes offering this level of space and flexibility are increasingly difficult to find. Whether you're looking for a sizeable family home, a property with scope to accommodate extended family, or a rewarding project where you can add your own style and value, this is a home with enormous potential in a sought-after North Devon village.



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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 Library, 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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Outside:

To the rear, the property benefits from a fully enclosed, south-facing sun terrace, providing a private outdoor seating area that enjoys sunshine throughout the day and attractive views across the surrounding countryside.

Agents Notes:

This property is registered under UPRN 100040264964 and is held on a freehold tenure. The Land Registry Title Number is to be confirmed (TBC). The plot size is TBC. It falls within the jurisdiction of North Devon Council, is recorded as having a very low flood risk, and is not situated within a Conservation Area. Services include mains gas, mains electricity, mains water and mains drainage. Parking is on street, and outside space comprises a garden, with shared access (TBC). The property is in Council Tax Band D, with an annual charge of approximately £2,642, and has an EPC rating of D. There are no known building safety issues, and there are no current planning applications affecting the property or neighbouring properties. Connectivity is good, with broadband speeds of up to 80 Mbps (Superfast) available, mobile coverage is available from EE, Vodafone, Three and O2, and television services are available via BT, Sky and Virgin Media (subject to availability).

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Directions

Directions to find: 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 continue along 'Combe Martin High Street' and upon reaching 'The Pack 'O' Cards Inn' on your right. Continue approx 25 yards and 31 will be found only a short distance from this landmark on your right-hand-side with a for sale board clearly displayed.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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

119 High Street

Ilfracombe

Devon

EX34 9EY

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Email: ilfracombe@bopproperty.com

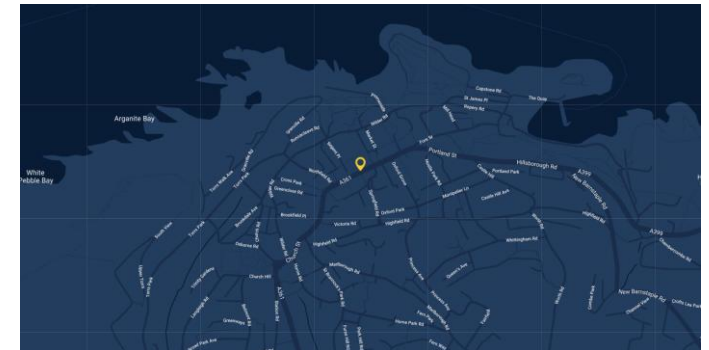
Have a property to sell or let?

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
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