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Changing Lifestyles

Shute House
Shute Lane
Combe Martin
Devon
EX34 0EU

Guide Price: £350,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Shute House, Shute Lane, Combe Martin, Ilfracombe, Devon, EX34 0EU

Character, space and countryside views in the heart of Combe Martin...



- Characterful four-bedroom period home
 - South-facing enclosed front garden
 - Rear carport providing off-road parking
- Sought-after village location close to the beach
 - EPC: D
 - Council Tax Band: D



Nestled in the heart of the ever-popular coastal village of Combe Martin, this substantial four-bedroom semi-detached character home perfectly blends period charm with contemporary styling. Beautifully improved by the current owners, the property offers spacious and versatile accommodation arranged over three floors, complemented by a sunny enclosed garden, conservatory, utility room, off-road parking and a large carport.

Entering via the rear of the property, you are welcomed into a practical utility room fitted with marble-effect worktops, a stainless steel sink, ample fitted storage, plumbing for a washing machine and space for additional appliances. A convenient ground floor cloakroom is positioned adjacent before a frosted sliding door opens into the heart of the home.

The bespoke kitchen has been thoughtfully designed with quality worktops, an integrated sink and drainer, Zanussi four-ring induction hob with extractor over, Zanussi double oven, and space for a dishwasher. Exposed brickwork adds warmth and character, while the kitchen flows seamlessly into an impressive open-plan living and dining room.

This wonderful entertaining space showcases the property's character beautifully, featuring two striking inglenook fireplaces, exposed radiator pipework, wood-effect flooring and an abundance of natural light from both sash-style and UPVC double glazed windows. French doors open into the modern conservatory, where glazing on three sides creates a bright and relaxing additional reception space with direct access to the enclosed south-facing garden.

The first floor offers a generous landing leading to an exceptionally spacious principal bedroom, complete with built-in wardrobes and delightful countryside views from the front-facing sash-style window. Also on this level is the stylish family bathroom, fitted with a panel bath, vanity wash hand basin, heated towel rail, contemporary splashback panelling and useful storage.

The second floor continues to impress with three further well-proportioned bedrooms, all enjoying excellent natural light, with two benefiting from dual-aspect windows framing beautiful countryside views. Character features continue throughout, including exposed stonework and a charming window seat on the landing. A contemporary shower room completes the upper floor, fitted with a walk-in double shower, vanity unit, WC and modern panelling.

Externally, the property enjoys an enclosed, south-facing garden, ideal for families and outdoor entertaining, together with a large carport providing sheltered parking and additional storage.

Combining generous proportions, versatile accommodation and an abundance of original character with tasteful modern improvements, this is a superb family home in one of North Devon's most desirable coastal villages, offering the perfect balance of village charm, modern convenience and countryside views.

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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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Agent notes - This property is registered under Land Registry Title Number DN767886 with UPRN 100040266869 and is held on a Freehold tenure. The plot extends to approximately 0.04 acres. It falls under North Devon Council, with a very low flood risk, and is not situated within a Conservation Area. The property is of traditional stone and brick construction beneath a slate roof and benefits from mains gas, electricity, water and drainage. Heating is provided via a gas combination boiler, supplemented by electric radiators in some rooms. Parking is provided via a rear carport, and externally the property enjoys an enclosed south-facing front garden with a patio. The property is in Council Tax Band D, with an annual charge of approximately £2,642. The property has an EPC rating of D. There are no known building safety issues, and there are no current planning permissions or applications affecting the property or neighbouring properties. Connectivity is excellent, with fibre-to-the-cabinet broadband offering speeds of up to 80 Mbps (Superfast), excellent mobile coverage across EE, Vodafone, Three and O2, and TV/satellite services available via BT, Sky and Virgin Media.

Outside To the front, the property benefits from a generous patio and enclosed garden, enjoying a sunny aspect and providing an ideal space for outdoor dining, entertaining or simply relaxing. To the rear, there is a substantial carport offering sheltered off-road parking with convenient access into the utility room.



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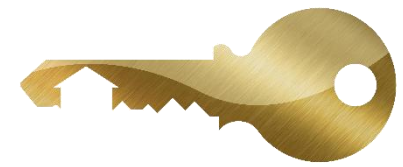


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Ilfracombe High Street with our offices on your right hand side continue out of the town passing through Hele towards Combe Martin. upon reaching Combe Martin continue past the beach and after passing the shop/take away on your right hand side take the first turning on your left into Shute Lane and the property will be located on your left hand side as soon as you turn into Shute Lane.

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

119 High Street

Ilfracombe

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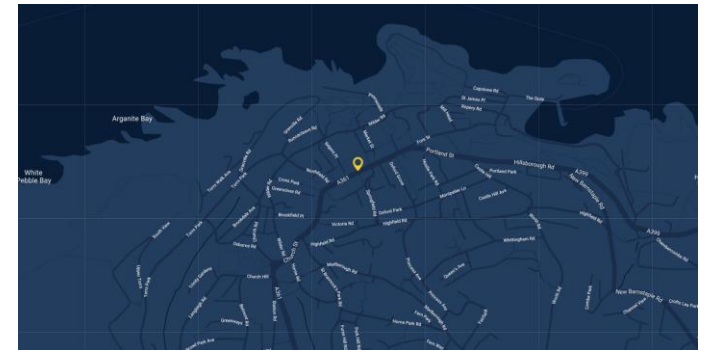
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