



Bond
Oxborough
Phillips

Changing Lifestyles

6 Manleigh
Rectory Road
Combe Martin
Devon
EX34 0NS



Asking Price: £85,000 To be advised



Changing Lifestyles

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6 Manleigh, Rectory Road, Combe Martin, Devon, EX34 0NS

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Lifestyles

Beautiful holiday retreat set in a picturesque village...

Main Entrance - UPVC window and French doors.

Open Plan Lounge/Kitchen/Diner - 14'3" x 14'5"
(4.34m x 4.4m)

A range of wall and base units with work surface over, stainless steel sink inset into work surface, integrated electric oven and hob, fridge, electric heaters.

Bedroom One - 8'10" x 8'7" (2.7m x 2.62m)

UPVC double glazed window, hanging rail, electric heater.

Bedroom Two - 8'4" x 6'11" (2.54m x 2.1m)

UPVC double glazed window, hanging rail, electric heater.

Bathroom - 7'3" x 5'3" (2.2m x 1.6m)

UPVC double glazed window, loft access, 3 piece suite comprising of panel bath with shower attachment over, pedestal wash hand basin, low level push button W.C, fully tiled walls.

Decking - 15'2" x 7'7" (4.62m x 2.3m)

EPC: TBC

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 passing the beach on your left hand side continue to the far end of the village and take the right hand turning into Church Street, signposted Barnstaple, follow this road on to Rectory Road continue along this road

until you see the sign to Manleigh Holiday Park 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.

Tucked into a peaceful hillside above the picturesque village of Combe Martin, Manleigh Park offers a rare opportunity to enjoy North Devon's most breathtaking coastline from your very own retreat. Here, sweeping views of golden beaches, rolling countryside and the dramatic edge of Exmoor National Park unfold from your doorstep.

Whether you are seeking a quiet holiday escape or a holiday let investment, this charming two-bedroom detached property is the perfect place to unwind, explore and experience the very best of Devon's natural beauty. Surrounded by mature trees and landscaped lawns, Manleigh Park is a serene setting where the day begins with birdsong and ends under starry skies.

Step inside through the French doors into a bright and welcoming open-plan living space. The lounge flows effortlessly into the kitchen and dining area, creating a versatile and sociable layout ideal for relaxed living or entertaining. The modern kitchen is well equipped with a range of wall and base units, a stainless steel sink, integrated electric oven and hob, as well as a fridge and electric heaters for year-round comfort.

There are two generously sized bedrooms, both with UPVC double glazed windows, electric heating and useful hanging rails. The bathroom is finished to a modern standard, complete with fully tiled walls, a panel bath with overhead shower, a pedestal wash basin and a low-level push-button WC.

Outside, the generous decked area offers a superb space to enjoy the surrounding scenery, whether you are soaking up the sunshine or dining al fresco with family and friends. With its elevated position and peaceful surroundings, this property combines convenience, comfort and the timeless charm of coastal living.

Now available for sale, this is a fantastic chance to secure a stylish, low-maintenance holiday home in one of North Devon's most scenic and sought-after destinations.

Contact us today for further details or to arrange your viewing.

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