



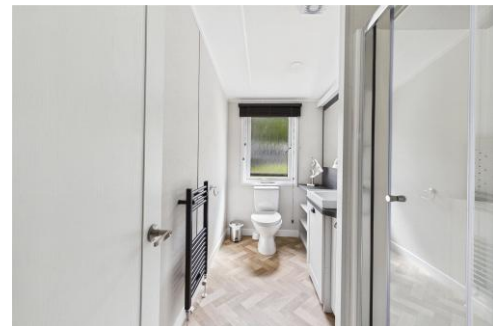
Bond
Oxborough
Phillips

Changing Lifestyles

16 Manleigh
Rectory Road
Combe Martin
Devon
EX34 0NS



Asking Price: £189,000 Leasehold



Changing Lifestyles

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16 Manleigh, Rectory Road, Combe Martin, Devon, EX34
ONS

2 bedroom lodge perfect for a seaside retreat...

Main Entrance - Door leading to;

Open Plan Lounge/Kitchen/Diner - French doors leading to decking, double glazed window, a range of wall and base units, sink and drainer inset into work surfaces, integrated fridge/freezer, integrated washing machine, kitchen island.

Lounge - 19'4" x 11'8" (5.9m x 3.56m)

Kitchen - 23'9" x 7'8" (7.24m x 2.34m)

Bedroom One - 15'6" x 7'9" (4.72m x 2.36m)

Double glazed windows, built in wardrobe, door leading to;

Ensuite Bathroom - 5'6" x 7' (1.68m x 2.13m)

Vanity wash hand basin, low level push button W.C.

Bedroom Two - 8'5" x 11'7" (2.57m x 3.53m)

Double glazed windows.

Shower Room - 4'5" x 8'10" (1.35m x 2.7m)

Shower cubicle, vanity wash hand basin, low level push button W.C.

EPC: TBC

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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Set into a peaceful hillside above the picture-perfect village of Combe Martin, Manleigh Park offers a unique opportunity to enjoy North Devon's most spectacular scenery from the comfort of your very own retreat. From your doorstep, take in sweeping views of golden sands, rolling countryside and the dramatic edges of Exmoor National Park.

Manleigh Park is more than a destination, it is a lifestyle. Whether you opt for a stylish lodge, a cosy caravan or a charming holiday bungalow, every stay promises peace, privacy and the perfect base to explore this special corner of Devon. Surrounded by mature trees and lush green lawns, it is a tranquil haven where days begin with birdsong and end beneath starry skies.

Now available from only £189,000, this stunning holiday lodge offers a beautifully designed, high-specification space perfect for holidays, weekend escapes or holiday let investment.

Step through the main entrance into a bright and spacious open-plan lounge, kitchen and dining area, where panoramic windows and French doors bathe the interior in natural light. Floor-to-ceiling corner windows wrap around the oak dining table, setting the stage for elegant meals with friends and family, while the living space invites you to relax in comfort and style.

The fully equipped kitchen combines classic charm with modern convenience, featuring integrated appliances hidden behind country-style units, a breakfast bar for casual dining and a wine cooler within easy reach — perfect for entertaining or a relaxing evening in.

This thoughtfully arranged lodge includes two generously sized bedrooms and two contemporary bathrooms, offering both comfort and flexibility for family or guest stays.

Step outside to enjoy a spacious decked area, ideal for alfresco dining, soaking in the sun or simply admiring the breathtaking sea and countryside views that make this location truly unforgettable.

Whether for personal use or as an attractive investment, this luxurious lodge at Manleigh Park offers an exceptional blend of comfort, scenery and lifestyle in one of North Devon's most cherished coastal settings.

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