



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 Manleigh  
Rectory Road  
Combe Martin  
Ilfracombe  
Devon  
EX34 0NS



**Asking Price: £89,000 Leasehold**



Changing Lifestyles

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ilfracombe@boproperty.com

4 Manleigh, Rectory Road, Combe Martin, Ilfracombe,  
Devon, EX34 0NS

Peaceful 2 bedroom holiday lodge available...

**Main Entrance** - UPVC double glazed French doors leading to;

Open Plan Lounge/Kitchen/Diner

**Kitchen** - UPVC double glazed window, a range of wall and base units with work surface over, stainless steel sink and drainer inset into work surface, space for fridge/freezer, space for washing machine, electric heater.

**Lounge** - UPVC double glazed window, loft access, electric heater.

**Bedroom One** - UPVC double glazed window, hanging rails, electric heater.

**Bedroom Two** - UPVC double glazed window, electric heater.

**Wetroom** - Shower, pedestal wash hand basin, low level W.C, heated towel rail.

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.

## Changing Lifestyles

Perched peacefully on a hillside above the charming coastal village of Combe Martin, Manleigh Park offers an exceptional opportunity to enjoy the very best of North Devon's coastline and countryside. From the moment you arrive, you are surrounded by sweeping views of golden beaches, rolling green hills and the dramatic boundary of Exmoor National Park.

Whether you are seeking a stylish lodge, a cosy caravan, or a comfortable bungalow, every stay at Manleigh Park offers peace, privacy and the perfect base for adventure. With mature trees, lush lawns and a tranquil atmosphere, it is a serene escape where mornings begin with birdsong and evenings end under starry skies.

This particular two-bedroom holiday home offers the additional benefit of being wheelchair accessible, making it a rare and valuable opportunity for inclusive and easy coastal living.

Step through the UPVC double glazed French doors into a light and welcoming open-plan lounge, kitchen and dining area. The layout is both practical and sociable, with a spacious feel throughout.

The kitchen is fitted with a range of wall and base units with work surface over, a stainless steel sink and drainer, and space for a fridge freezer and washing machine. A UPVC window lets in natural light, and an electric heater ensures year-round comfort.

The lounge area features another double glazed window and loft access, making the space airy and bright.

There are two comfortable bedrooms, both with UPVC windows and electric heaters. The main bedroom also includes handy hanging rails.

The wet room is designed for ease and accessibility, comprising a walk-in shower, pedestal wash hand basin, low level WC and a heated towel rail.

Outside, a decked area provides the perfect spot to relax, enjoy al fresco dining, or simply sit back and take in the fresh coastal air and peaceful surroundings.

Whether you are looking for a tranquil personal retreat, a flexible family holiday base, or an accessible holiday let investment, this charming home at Manleigh Park ticks every box.

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