



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

18 Manleigh  
Rectory Road  
Combe Martin  
Devon  
EX34 0NS



**Asking Price: £189,000 Leasehold**



Changing Lifestyles

01271 866 699  
[ilfracombe@boproperty.com](mailto:ilfracombe@boproperty.com)

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

Spacious lodge set in the tranquil seaside village of Combe Martin...

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Lifestyles

Main Entrance

EPC: TBC

**Open Plan Lounge/Kitchen/Diner** - 21'2" x 19'11"  
(6.45m x 6.07m)

Electric fire surround, kitchen island, 5 ring gas hob, one and a half bowl sink and drainer, integrated fridge/freezer, integrated washing machine, radiator.

**Bedroom One** - 9' x 12'7" (2.74m x 3.84m)

UPVC double glazed window, built in wardrobe, radiator.

**Bedroom Two** - 7' x 11'8" (2.13m x 3.56m)

UPVC double glazed window, radiator.

**Bedroom Three** - 7' x 8'10" (2.13m x 2.7m)

UPVC double glazed window, radiator.

**Ensuite Bathroom** - 5'7" x 7' (1.7m x 2.13m)

Low level W.C, wash hand basin, shower cubicle, heated towel rail.

**Family Bathroom** - 6'3" x 4'10" (1.9m x 1.47m)

Low level W.C, wash hand basin, shower cubicle.

**Tucked into a peaceful hillside above the charming village of Combe Martin, Manleigh Park is a hidden gem offering the perfect base to experience North Devon's most captivating coastline. With panoramic views stretching across golden sands, lush countryside and the dramatic fringe of Exmoor National Park, this is a place where tranquillity and adventure meet.**

**Whether you are relaxing in a stylish lodge, unwinding in a cosy caravan or enjoying a comfortable holiday bungalow, Manleigh Park offers a peaceful and private setting surrounded by mature trees, landscaped lawns and unforgettable scenery. Mornings begin with birdsong, days are spent exploring the coast and countryside, and evenings invite you to sit back under star-filled skies.**

**Now available from just £189,000, this stunning holiday lodge offers a luxurious home-from-home for holidays, weekend escapes or a holiday let investment.**

**Step into the bright and elegant open-plan living area, beautifully lit by floor-to-ceiling corner windows and French doors that open onto a generous decked area. The layout is perfect for hosting or relaxing, with an oak dining table set beside sweeping views, creating a sophisticated setting for meals with family or friends.**

**The fully equipped kitchen blends function and charm with integrated appliances tucked behind classic country-style units. A breakfast bar offers the ideal spot to enjoy a morning coffee or brunch, and the wine cooler adds a practical and stylish touch for effortless entertaining.**

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.

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