



The Warren  
Woodlands  
Combe Martin  
Ilfracombe  
Devon  
EX34 0AR

**Guide Price: £219,000 Freehold**



Changing Lifestyles

01271 866 699  
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The Warren, Woodlands, Combe Martin, Ilfracombe, Devon, EX34 0AR

Opportunity awaits in this character-filled home close to Combe Martin's stunning beach...



- EPC: D
- Council Tax Band: B
- Close distance to Combe Martin beach
  - Character features
  - Four bedrooms
- Sought after location
- Charming courtyard garden
  - Bright and light rooms
- Property boasts no onward chain



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We are pleased to present The Warren, a spacious semi-detached house ideally located just minutes from the beautiful beach in Combe Martin. Situated in a popular and sought-after area, this property offers excellent potential for first-time buyers, families, or investors looking for a project with great promise.

The accommodation includes four bedrooms, three of which are generous doubles, two featuring charming original fireplaces that add character and warmth to the rooms. The fourth bedroom is well-suited as a child's room, home office, or guest space. There are two comfortable reception rooms, one of which benefits from large windows and a feature fireplace, providing a welcoming space for relaxation and entertaining.

The kitchen is bright and filled with natural light, creating a warm and inviting atmosphere. The bathroom combines practicality with a touch of luxury, equipped with a rain shower and a panel bath.

While the property is in good condition, it does require some modernisation, offering a fantastic opportunity to personalise and enhance the home to your own taste.

Additional benefits include an EPC rating of D and council tax band B.

One of the standout features of The Warren is its excellent location, within walking distance of the beach, local amenities, public transport links, and green spaces. This makes it ideal for enjoying a coastal lifestyle with all conveniences close at hand.

Overall, The Warren is a rare find, combining space, potential, and location in one of North Devon's most desirable coastal villages.

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 School, The Co-Operative Shop, Petrol Station and cafes 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, a Building Society 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. 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).

**Main Entrance** - Partly glazed door leading to;

**Entrance Porch** - Stained glass door leading to;

**Entrance Hall** - Stairs to first floor, understairs storage, radiator, door leading to basement, door leading to;

**Living Room** - 11'2" x 13'2" (3.4m x 4.01m)  
UPVC double glazed bay window to front elevation, picture rails, original feature fire place, radiator.

**Dining Room** - 11'8" x 10'5" (3.56m x 3.18m)  
UPVC double glazed window to rear elevation, picture rails, radiator.

**Kitchen** - 13'4" x 9'11" (4.06m x 3.02m)  
UPVC double glazed window to side elevation, a range of wall and base units, extractor fan, built in storage, vinyl flooring, radiator.

**Basement** - 13' x 5'7" (3.96m x 1.7m)  
Partly glazed window to side and rear elevation, door leading to outside, combi boiler location.

## First Floor

**Landing** - UPVC double glazed window to side elevation enjoying sea views, loft access.

**Bedroom One** - 11'7" x 10'10" (3.53m x 3.3m)  
UPVC double glazed window to front elevation, picture rails, original feature fire place, radiator.

**Bedroom Two** - 11'7" x 10'5" (3.53m x 3.18m)  
UPVC double glazed window to rear elevation, feature fire place, radiator.

**Bedroom Three** - 7'8" x 9'11" (2.34m x 3.02m)  
UPVC double glazed window to rear elevation, radiator.

**Bedroom Four** - 10' x 6'6" (3.05m x 1.98m)  
UPVC double glazed window to front elevation, radiator.

**Bathroom** - 5'5" x 6'3" (1.65m x 1.9m)  
UPVC double glazed window to side elevation, panel bath with shower attachment above, pedestal wash hand basin with vanity mirror above, low level push button W.C, extractor fan.

**AGENT NOTES** - This property is a traditional stone and brick construction, located in an area with a low flood risk. It has direct connections to mains gas, electricity, sewage and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 17 Mbps, Superfast at 71 Mbps. Mobile service coverage is poor. Currently, there are no planning permissions in place for this property or any nearby properties. The property has shared access of the pathway leading from the rear courtyard.

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## Directions

With our Office on your right hand side, proceed out of Ilfracombe heading towards Combe Martin on the A399. On reaching Combe Martin, proceed down the hill and around the hair pin bend to your left onto Woodlands. The property in question will then soon appear on your left hand side clearly identified by a name plaque.

## Outside

To the rear of the property, there is an enclosed rear courtyard offering space for washing line and outdoor equipment. Along with a covered storage area under the stairs deal for bikes etc.

## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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