



Bond
Oxborough
Phillips

Changing Lifestyles

Surfside
Borough Road
Combe Martin
Devon
EX34 0DQ

Asking Price: £445,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Surfside, Borough Road, Combe Martin, Devon, EX34 0DQ



Spacious 5-bedroom property with a bustling business below set in the heart of Combe Martin...

- Fantastic business opportunity
 - Spacious accommodation
 - 5 bedrooms
 - Sea views
 - Roof terrace and garden
 - Prime location
 - Beautifully presented
 - Character features
 - EPC: C
 - Council Tax Band: B



Located just yards from the picturesque beach in the heart of Combe Martin, this substantial freehold property offers an exciting mixed-use opportunity, seamlessly combining commercial potential with spacious coastal living. Ideal for those seeking a lifestyle change, multi-generational living or additional income, the property provides a rare chance to enjoy both home and business in one of North Devon's most sought-after seaside villages.

The ground floor features a prominent retail premises with direct access to a store room together with an open-plan kitchen and dining area, creating a natural balance between business use and everyday family living.

Arranged across the upper floors is bright, airy and versatile accommodation, with the first floor offering a spacious lounge, separate W.C., family bathroom and well-proportioned bedrooms filled with natural light. The second floor further enhances the flexibility of the home with additional bedrooms and a shower room, making the layout particularly well suited to larger families, guest accommodation or independent living arrangements. In total, the property benefits from three large double bedrooms, while the elevated position allows for far-reaching sea views from parts of the home. Outside space enjoys pleasant open aspects, providing the perfect setting to relax and unwind after a day by the coast.

With its generous layout, prominent village position and excellent flexibility, this is a unique opportunity to acquire a substantial coastal property offering both lifestyle and income potential, just moments from the beach.



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Combe Martin is a popular coastal village offering a beautiful sandy beach. 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 health centre, fuel station, library, supermarket, School, pubs/cafes and local independent shops 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, banks 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 and pleasure gardens. 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).



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Internal Description

Shop - Retail space.

Main Entrance - Leading to;

Entrance Hall - Private access to living accommodation, stairs to first floor.

Open Plan Lounge/Diner - 10'9" x 14'4" (3.28m x 4.37m)
UPVC double glazed window to rear elevation, radiator.

Kitchen - 14'8" x 9'9" (4.47m x 2.97m)
UPVC window and door to rear elevation leading to enclosed courtyard, range of wall and base units with work surface over, sink and drainer.

First Floor

Half Landing - Door leading to;

W.C - 2'10" x 5'11" (0.86m x 1.8m)
UPVC double glazed window to side elevation, low level push button W.C.

Bathroom - 6'7" x 9'9" (2m x 2.97m)
UPVC double glazed window to side elevation enjoying sea views, 2 piece suite comprising of a pedestal wash hand basin, panel bath with mixer showers, heated towel rail, cupboard housing immersion heater and combi boiler, partly tiled walls from floor to ceiling.

Landing - Door leading to;

Lounge - 14'2" x 14'9" (4.32m x 4.5m)
UPVC double glazed window to side elevation enjoying sea views, UPVC double glazed door leading to outside, feature fire place with surround, radiator.

Bedroom One - 13'3" x 14'3" (4.04m x 4.34m)
Double aspect UPVC double glazed window to side elevation, UPVC double glazed bay window to front elevation with seating area, radiator.

Bedroom Five - 9'8" x 6'8" (2.95m x 2.03m)
UPVC double glazed window to front elevation, radiator.

Second Floor

Half Landing - UPVC double glazed window to rear elevation, double radiator, door leading to;

Shower Room - 7'9" x 5'9" (2.36m x 1.75m)
3 Piece suite comprising of a shower cubicle, low level W.C, vanity wash hand basin, partly tiled walls, tiled flooring.

Bedroom Two - 13'6" x 10'8" (4.11m x 3.25m)
UPVC double glazed window to front elevation, feature fire place and surround, radiator.

Bedroom Three - 13'6" x 10'7" (4.11m x 3.23m)
Double aspect UPVC double glazed window to front and side elevation enjoying sea views, radiator.

Bedroom Four - 13'8" x 9'9" (4.17m x 2.97m)
UPVC double glazed window to double aspect to rear and side elevation enjoying sea views, built in cupboard, radiator.

Outside This delightful home offers an enclosed courtyard-style garden, ideal for relaxing or entertaining in privacy. An additional first-floor terrace provides the perfect setting for alfresco dining with sweeping sea views, creating a truly special space to enjoy coastal living. Blending charm, character, and versatile outdoor areas, this property is designed for those seeking both comfort and lifestyle.

Agents Notes - This freehold mixed-use property includes a ground floor shop with income potential and residential accommodation above. The residential element is subject to Council Tax B, and the commercial unit is liable for business rates (rateable value is £4,250 x 55.5p however please confirm this with VOA). Services are believed to be mains water, drainage and electricity, with gas boiler heating system. Broadband is Basic 18 Mbps & Superfast 80 Mbps and mobile coverage are available locally (check via Ofcom). Flood risk is very low, and the property is not in a conservation area. EPCs for both the residential and commercial elements TBC

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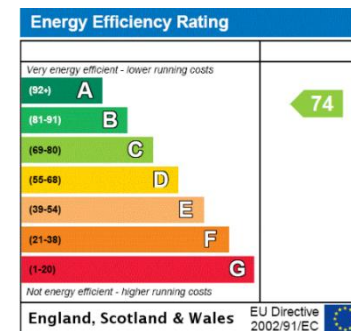
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Directions- Starting from Bond Oxborough Phillips on the High Street in Ilfracombe, head east along the High Street and follow the road as it turns into New Barnstaple Road (A399). Continue on the A399, which winds out of Ilfracombe and follows the coast for about ten to fifteen minutes. As you approach Combe Martin, stay on the same road as it becomes High Street and then Borough Road through the village. Surfside is located along Borough Road in the centre of Combe Martin where a 'for sale board' is located.

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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We are here to help you find
and buy your new home...

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