



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Azure  
Moory Meadow  
Combe Martin  
Devon  
EX34 0DG

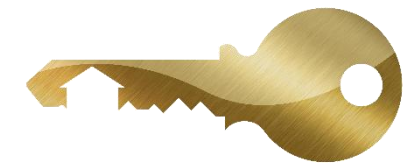
**Guide Price: £399,995 Freehold**



Changing Lifestyles

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

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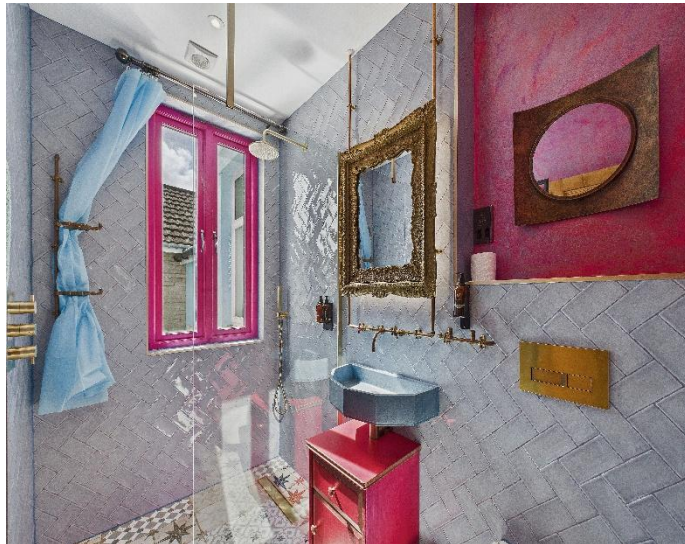
Azure – A rare opportunity to own a home of distinction by the sea...

- Characterful and luxurious features throughout
  - Spacious accommodation
  - Beautiful well maintained garden
- Perfect for families, investors or second home owners wanting a funky coastal retreat
  - 4 generous bedrooms
- Congealed within a peaceful quiet area within Combe Martin
  - EPC: D
  - Council Tax Band: C



Azure is a truly distinguished four-bedroom home, beautifully situated in the heart of Combe Martin. Immaculately presented and finished to an exceptional standard throughout, this residence combines contemporary luxury with character and individuality, making it a rare opportunity within one of North Devon's most desirable coastal locations.

The ground floor has been thoughtfully designed for both refined living and entertaining. The spacious kitchen is superbly appointed with modern appliances and a stylish breakfast counter, creating an elegant yet functional hub of the home. From here, doors open into a covered and heated garden room, seamlessly blending indoor and outdoor living to provide a versatile space that can be enjoyed in every season. The adjoining dining room offers a sophisticated setting for formal or informal occasions, while the living room at the front of the property exudes comfort and charm, with generous seating and a welcoming atmosphere. A well-equipped utility room adds further convenience with additional storage, laundry facilities, and a walk-in shower and WC.



The bedroom accommodation is equally impressive. The principal suite enjoys its own luxurious en-suite with walk-in shower, bath, and WC, finished with exceptional attention to detail. Two further double bedrooms are positioned close to stylish family bathrooms, each appointed with spacious walk-in showers. The fourth bedroom, accessed via a private staircase, provides a unique retreat complete with its own dedicated shower room and WC, making it ideal for guests or independent family living.

Externally, Azure continues to impress with a landscaped garden designed for relaxation and leisure. A built-in BBQ, patio, beach shower, wetsuit drying area, and secure storage complement the coastal lifestyle perfectly, while private parking ensures additional practicality.

Azure represents a rare opportunity to acquire a home of exceptional quality, perfectly suited to families seeking an exclusive coastal residence or investors looking for a premium asset in a highly sought-after location.

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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 Post Office, School, and local 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

**Main Entrance** - Wooden door leading to;

**Entrance Porch** - 3'3" x 3'3" (1m x 1m)

Original Victorian tiled flooring, cladding to mid wall, fuse box location, partly glazed window and wooden door leading to;

**Entrance Hall** - 16'1" x 5'11" (4.9m x 1.8m)

Original Victorian tiled floor, stairs to first floor, understairs storage, radiator, door leading to;

**Living Room** - 11'6" x 13'5" (3.5m x 4.1m)

Partly glazed sash bay window to front elevation, exposed wooden floor, picture rails, radiator.

**Kitchen** - 17'11" x 11'4" (5.46m x 3.45m)

Double glazed wooden doors to rear elevation leading to garden, double glazed wooden door leading to side elevation leading to dining room, a range of wall and base units, double sink, integrated Lamona dishwasher, slate effect countertop, stainless steel sink, space for fridge/freezer, 5 ring rangemaster cooker with extractor fan above, tiled splash backing, tiled from flooring, spot lighters.

**Dining Room** - 12'6" x 10'4" (3.8m x 3.15m)

Wooden double glazed French doors leading to indoor/outdoor dining space, wooden exposed floors, radiator, door leading to;

**Wet Room** - 3'4" x 8'3" (1.02m x 2.51m)

Tiled from floor to ceiling, wall mounted wash hand basin with vanity above, heated towel rail, shower cubicle with rainfall shower head and handheld attachment, extractor fan, spot lighters.

**Utility Room** - 12'8" x 8'1" (3.86m x 2.46m)

Space for fridge/freezer, a range of wall and base units, wooden countertops, stainless steel sink and drainer inset into countertops, tiled splash backing, tiled floor, stairs to upper floor, sliding door leading to;

**W.C** - 2'11" x 4'4" (0.9m x 1.32m)

Low level flush W.C, tiled from floor to mid wall, spot lighters.

**Bedroom One** - 13'3" x 16'5" (4.04m x 5m)

Partly glazed sash wooden bay window to front elevation, partly glazed sash window to front elevation, loft access, wooden flooring, fitted lamps, radiator, fitted bath with tiled surround, double shower cubicle with rainfall shower head and handheld attachment, wash hand basin with vanity above, heated towel rail, heated towel rail X2, built in wardrobe, door leading to;

**W.C** - 4'6" x 2'9" (1.37m x 0.84m)

Low level flush W.C, tiled from floor to mid wall.

**Bedroom Two** - 16'3" x 8'3" (4.95m x 2.51m)

Double glazed wooden window to front and rear elevation, wooden effect floor, fitted lamps, radiator.

**Bedroom Three** - 10'5" x 10'3" (3.18m x 3.12m)

Wooden double glazed window to rear elevation, wooden flooring, fitted lamps, built in wardrobe, radiator.

**Bedroom Four** - 9' x 11'4" (2.74m x 3.45m)

Wooden double glazed window to side elevation, wooden flooring, fitted lamps, radiator.

**Bathroom** - 4'9" x 7'11" (1.45m x 2.41m)

Wooden double glazed window to side elevation, tiled from floor to mid wall, wash hand basin with vanity above, low level flush W.C, wet room style shower with rainfall shower head above and handheld attachment, tiled surround.

**Outside** At the front of the property, a smart patio seating area offers a welcoming spot to relax. To the rear, the landscaped garden provides a private retreat with a built-in BBQ, patio, beach shower, wetsuit drying area and secure storage, while private parking adds further convenience.

**AGENT NOTES** - This property is a traditional stone and brick construction, located in an area with a very 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 18 Mbps and Superfast at 80 Mbps. Mobile service coverage is okay. Currently, there are no planning permissions in place for this property or any nearby properties. The property does not involve any shared access or rights of way.

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**Approximate total area<sup>(1)</sup>**

1548 ft<sup>2</sup>  
143.9 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### 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 with the beach on your left hand side, take the first left hand turn on to Cross Street then continue and on your left hand side turn onto Moory Meadow, the property will be positioned 40 yards on your right 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.

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

119 High Street

Ilfracombe

Devon

EX34 9EY

Tel: 01271 866 699

Email: [ilfracombe@bopproperty.com](mailto:ilfracombe@bopproperty.com)

### 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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01271 866 699**

for a free conveyancing quote and  
mortgage advice.



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