



Bond  
Oxborough  
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*Changing Lifestyles*

Deanvale  
Chapel Lane  
Combe Martin  
Devon  
EX34 0HJ

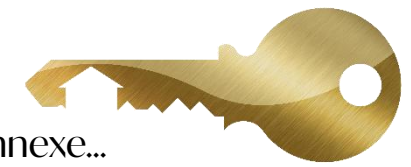
**Asking Price: £700,000 Freehold**



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Deanvale, Chapel Lane, Combe Martin, Devon, EX34 0HJ



Character, coastline and countryside combine in this Georgian home with 1.18 acres and self-contained annexe...

- Idyllic detached Georgian cottage
  - Separate annexe
- 1.18-acre garden with outbuildings
  - Beautiful countryside views
  - Walking distance to the beach
- Character features such as exposed beams, stone walls and inglenook fireplace
  - EPC: TBC
  - Council Tax Band: E



Deanvale is an exceptional detached Georgian cottage set within approximately 1.18 acres in a peaceful position along Chapel Lane in Combe Martin, just a short walk from the beach and dramatic North Devon coastline. Combining period heritage with thoughtful modern updates, this character-rich home offers versatile accommodation, extensive outbuildings and a high quality self-contained annexe.

The property is full of charm, showcasing exposed wooden beams, deep-set windows and impressive fireplaces throughout. The main sitting room centres around a striking inglenook fireplace with exposed stone surround, while a second reception room, also with a character fireplace, provides flexible additional living space.

The open-plan kitchen and dining room forms the heart of the home, fitted with wooden worktops, a ceramic sink, built-in pantries and tiled flooring, and anchored by a traditional Rayburn. This bright and sociable space enjoys pleasant outlooks and connects to a generous utility room and a downstairs bathroom.

Upstairs are four bedrooms, three doubles and one single, all continuing the home's characterful feel, alongside a well-appointed family bathroom with corner bath and power shower. The property has been enhanced with UPVC double glazing, while retaining its original Georgian features.

Outside, Deanvale enjoys south-facing gardens and grounds extending to approximately 1.18 acres, offering privacy, space and a wonderful connection to the surrounding countryside.

A range of outbuildings provide excellent versatility, including two former stables now used for storage, along with additional useful buildings. The vendors have also converted an existing building into a self-contained one-bedroom annexe, ideal for extended family, guests or potential income, subject to any necessary consents. There is ample off-road parking for multiple vehicles.

Set in the sought-after coastal village of Combe Martin, the property offers an enviable lifestyle close to the sea, countryside walks and the South West Coast Path, while remaining within easy reach of local amenities and the larger centres of Ilfracombe and Barnstaple.

Deanvale presents a rare opportunity to acquire a substantial and beautifully characterful home with land and annexe accommodation in one of North Devon's most desirable coastal settings.



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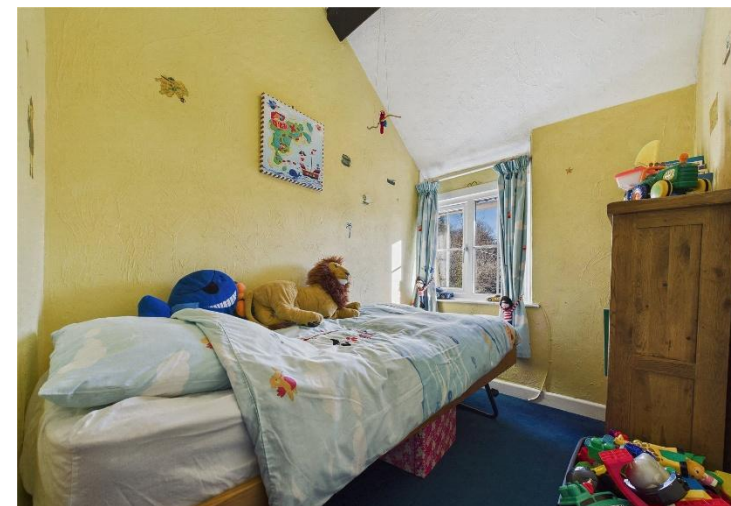
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## Changing Lifestyles

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Combe Martin is a popular coastal village which attracts thousands of visitors each year and has become a hotspot 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 Coast Path going through it. The village has a range of amenities including a pharmacy, school, local shops, cafes and pubs, 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 an approximately 10-minute drive away and provides national chain shops, banks and two major supermarkets. This delightful Victorian town is particularly renowned for its picturesque harbour and quayside as well as the promenade with the 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, with 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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**Main Entrance** - Wooden door leading to:

**Hallway** - 3'6" x 6'2" (1.08m x 1.88m)

Tiled flooring, stairs leading to first floor, exposed character walls and beams, door leading to:

**Living Room** - 14'10" x 14'8" (4.53m x 4.48m)

UPVC double-glazed sash window to front elevation, UPVC double-glazed window to rear elevation, exposed stone inglenook fireplace with log burner and old bread oven, exposed stone walls and character beams, radiator.

**Sitting Room** - 9'6" x 14'6" (2.91m x 4.44m)

UPVC double-glazed window to front elevation, exposed stone original feature fireplace, exposed wooden beams and stone walls, radiator, original tiled flooring, door leading to under-stair storage, door leading to:

**Open-plan Kitchen/Diner** - 17'10" x 10'5" (5.46m x 3.19m)

UPVC double-glazed window to side elevation with beautiful countryside views, tiled flooring, exposed character beams, range of wall and base units, wooden countertops, ceramic sink and drainer inset into countertop, tiled splashbacking, 4-ring gas hob and double oven with extractor fan above, integrated dishwasher, radiator, Rayburn, pantry cupboard (boiler location) with wooden single-glazed window to rear elevation, door leading to further storage, door leading to:

**Utility Room** - 8'2" x 6'2" (2.5m x 1.89m)

UPVC double-glazed window to rear elevation, wooden barn door to side elevation leading to garden, space for washing machine, dryer and additional fridge, radiator, original character exposed wooden beams, door leading to:

**Downstairs Bathroom** - 6'1" x 9'10" (1.86m x 3.01m)

UPVC double-glazed window to rear elevation, low-level flush button WC, wash hand basin with storage unit below and vanity mirror above, tiled flooring, exposed wooden character beams, extractor fan, shower cubicle with tiled splashbacking surround.

First Floor

**Landing** - 2'8" x 8'1" (0.82m x 2.48m)

Exposed character beams, door leading to:

**Bedroom One** - 11'11" x 15'10" (3.64m x 4.83m)

UPVC double-glazed window to front elevation, exposed wooden character beams, built-in wardrobes, radiator.

**Bedroom Two** - 9'6" x 15'7" (2.92m x 4.77m)

UPVC double-glazed window to front elevation, exposed wooden character beams, exposed stonework on wall, radiator.

**Bedroom Four** - 5'9" x 7'4" (1.76m x 2.25m)

UPVC double-glazed window to front elevation, radiator, exposed character beams.

**Second Landing** - 14'8" x 3'1" (4.47m x 0.96m)

UPVC double-glazed window to side elevation with beautiful countryside views, radiator, airing cupboard, door leading to:

**Bedroom Three** - 11'5" x 10'2" (3.48m x 3.1m)

UPVC double-glazed windows to rear and side elevation with views of garden and rolling countryside, radiator.

**Bathroom** - 6'11" x 10'2" (2.1m x 3.1m)

UPVC double-glazed window to rear elevation, low-level flush button WC, corner inset panelled bath, double shower cubicle with handheld shower attachment, heated towel radiator, pedestal wash hand basin with vanity mirror above, tiled flooring, storage cupboard.

ANNEXE

**Main Entrance** - Wooden barn door leading to:

**Living Room** - 9'5" x 8'3" (2.87m x 2.51m)

UPVC double-glazed window to front elevation, wooden-effect flooring, radiator.

**Kitchen** - 5'4" x 6'5" (1.64m x 1.97m)

UPVC double-glazed windows to front elevation, radiator, wooden-effect flooring, granite-effect countertops, stainless steel sink and drainer inset into countertop, space for 4-ring electric cooker with extractor fan above, fridge, door leading to:

**Bathroom** - 5'4" x 5' (1.64m x 1.53m)

UPVC double-glazed obscured window to front elevation, low-level flush button WC, pedestal wash hand basin with vanity mirror above, heated towel radiator, quartz-effect panelling surround, single shower cubicle with electric shower attachment, tiled flooring, extractor fan.

**Bedroom** - 9'6" x 7'10" (2.91m x 2.4m)

UPVC double-glazed window to front elevation, radiator, wooden-effect flooring.

**Outside** - The gardens and grounds at Deanvale extend to approximately 1.18 acres and provide a wonderful sense of space, privacy and connection to the surrounding countryside. The property is approached via a large sweeping driveway, leading to a level lawned area at the front, bordered by mature shrubs and trees that create an attractive and well-established setting. A stone pathway leads to the front door, while beautiful wisteria climbs the façade, adding seasonal colour and charm. To the rear, the garden rises gently and is arranged with a variety of established shrubs and planting. Stepping stones lead to a level patio area positioned to enjoy the lovely views, and a pond adds a natural focal point. Beyond this are the former stables, additional outbuildings and a greenhouse, before the grounds continue into an orchard and wild meadow area with a selection of apple, pear, cherry and plum trees. At the top of the garden, a summer house provides a peaceful spot to sit and take in the surrounding scenery.

**Agent's Notes** - This property is registered under Land Registry Title Number DN508949 with UPRN 100040264079 and is held on a Freehold tenure, set on a plot of approximately 1.18 acres. It falls under Devon Local Authority, has a Very Low flood risk, and is not located within a Conservation Area. The home benefits from gas central heating, a log burner, and a Rayburn, with mains water and mains sewage connected. Parking is provided via a private driveway, and the property enjoys gardens as its outside space. It is in Council Tax Band E with an annual charge of approximately £3,073, and the EPC rating is TBC. There are no known building safety issues, and there have been no planning applications affecting the property or neighbouring properties. Broadband speeds are available up to 80 Mbps (superfast), mobile coverage is provided by EE, Vodafone, Three and O2 (signal strength may vary), and TV/satellite services are available via BT and Sky,

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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, continue along the High Street passing the Pack O' Cards Inn on your right and take the next left-hand turning into Chapel Lane. Continue up the hill passing Hollands Park on your left-hand side, and proceed to the top of the hill where Deanvale will be found on your left-hand side with a for sale board clearly displayed.

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

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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  
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