



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Bow Lee  
West Challacombe Lane  
Combe Martin  
Devon  
EX34 0HF

**Asking Price: £410,000 Freehold**



**Changing Lifestyles**

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

Bow Lee, West Challacombe Lane, Combe Martin, Devon, EX34 0HF



Elevated coastal living with panoramic sea and countryside views...

- Three double bedrooms
- Breathtaking sea and countryside views
- Large kitchen and generous living spaces
  - Sunroom
  - Parking and garage
- Garden with patio and decking
- Envious elevated position
  - EPC: C
  - Council Tax Band: D



Bow Lee is an impressive three-bedroom detached dormer bungalow, elevated to command truly breathtaking panoramic views across the Bristol Channel and the rolling North Devon countryside. Set in one of the area's most desirable coastal villages, this is a home that combines space, privacy and scenery in a way that is rarely available.

The principal living room is beautifully positioned to take full advantage of the outlook and flows seamlessly into a conservatory-style sun room — an exceptional space for year-round enjoyment, whether watching the changing light over the sea or simply relaxing in peaceful surroundings. The kitchen offers generous proportions with ample workspace and dining space, forming a welcoming heart to the home with excellent potential for enhancement.

All three bedrooms are comfortable doubles, providing versatile accommodation for family, guests or home working. The bathroom is well appointed with a contemporary rain shower and heated towel rail. While some modernisation would further elevate the interior, the property has been carefully maintained and remains immediately liveable, allowing the next owner to improve at their own pace.

Externally, Bow Lee sits within a substantial, sloping garden that enhances its elevated position and sense of privacy. Steps lead gracefully to the front porch, while the grounds offer exciting scope for landscaping, terraces or seating areas designed to make the most of the extraordinary coastal and countryside backdrop. A garage and private off-road parking add valuable practicality.

Combe Martin is a charming and highly regarded coastal village, celebrated for its picturesque bay, dramatic cliffside walks and strong community atmosphere. Everyday amenities, independent cafés and traditional pubs are close at hand, while the wild beauty of the North Devon coastline and nearby Exmoor National Park provide an outstanding natural playground on the doorstep.

Bow Lee presents a rare opportunity to secure an elevated coastal home with sweeping sea views, generous proportions and the potential to create a truly special residence in an exceptional North Devon setting.



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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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# Internal Description

**Main Entrance** – UPVC double-glazed door leading to:

**Entrance Porch** – 2'9" x 3'10" (0.84m x 1.17m)

Tiled flooring, wooden single-glazed door leading to:

**Hallway** – 13'6" x 3'10" (4.11m x 1.17m)

Radiator, ceiling coving, door leading to:

**Living Room** – 12'3" x 13'4" (3.73m x 4.06m)

UPVC double-glazed bow window to front elevation, radiator x2, fireplace, ceiling coving, UPVC double-glazed sliding door leading to:

**Sunroom** – 8'7" x 9'5" (2.62m x 2.87m)

UPVC double-glazed windows to front, side and rear elevations, UPVC double-glazed door to front elevation leading to garden, vinyl flooring.

**Dining Room** – 13'3" x 10' (4.04m x 3.05m)

UPVC double-glazed bow window to front elevation with lovely sea and countryside views, radiator, stairs leading to first floor, ceiling coving.

**Bedroom Two** – 11'5" x 10' (3.48m x 3.05m)

UPVC double-glazed window to side elevation, radiator, built-in wardrobes, ceiling coving.

**Bathroom** – 6'4" x 5'6" (1.93m x 1.68m)

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

**Kitchen** – 10'10" x 11'7" (3.3m x 3.53m)

UPVC double-glazed window to side elevation, wooden barn door to rear elevation leading to garden, range of wall and base units, granite-effect countertops, stainless steel sink and drainer inset into countertop, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, 4-ring Diplomat gas hob with extractor fan above, integrated Diplomat double oven and grill, space for fridge freezer, tiled flooring, boiler location, radiator.

## First Floor

**Landing** – 12'9" x 4'6" (3.89m x 1.37m)

UPVC double-glazed window to front elevation, eaves storage cupboard, radiator, access into loft, door leading to:

**WC** – 4'1" x 3'11" (1.24m x 1.2m)

Low-level flush handle WC, pedestal wash hand basin with vanity mirror above, tiled walls.

**Bedroom One** – 13'11" x 13'4" (4.23m x 4.06m)

UPVC double-glazed window to front elevation, UPVC double-glazed window to side elevation with amazing sea views, radiator, eaves storage, built-in wardrobes, fixed wardrobes.

**Bedroom Three** – 13'9" x 6'11" (4.2m x 2.1m)

UPVC double-glazed window to side elevation with views towards the church, eaves storage.

**Outside** – The gardens are a standout feature of the home, thoughtfully terraced and beautifully planted with a variety of mature shrubs and seasonal flowers that create colour and interest throughout the year. To one side, a decked seating area beside a tranquil garden pond provides a peaceful retreat for relaxing or entertaining, while the opposite side offers a substantial external storage shed. Steps gently lead down to the garage, complete with an up-and-over door, along with an additional private parking space, adding both convenience and practicality.

**Agent notes** – This property is registered under Land Registry Title Number DN256976 with UPRN 100040267791 and is held on a Freehold tenure, set on a plot of approximately 0.18 acres. It falls under Devon Local Authority, has a Very Low flood risk, and is not within a Conservation Area. The property benefits from gas central heating and mains water, and drainage is to a septic tank. Parking is provided via off-road parking and a garage, and the outside space includes a garden. It is currently in Council Tax Band D (under review to be reduced) with an annual charge of approximately £2,515, and has an EPC rating of C. There are no known building safety issues, and there is no relevant planning history affecting the property or neighbouring properties. Broadband speeds are available up to 80 Mbps (superfast), mobile coverage is reported as good across EE, Vodafone, Three and O2 networks, and TV/satellite services are available via BT, Sky and Virgin Media.

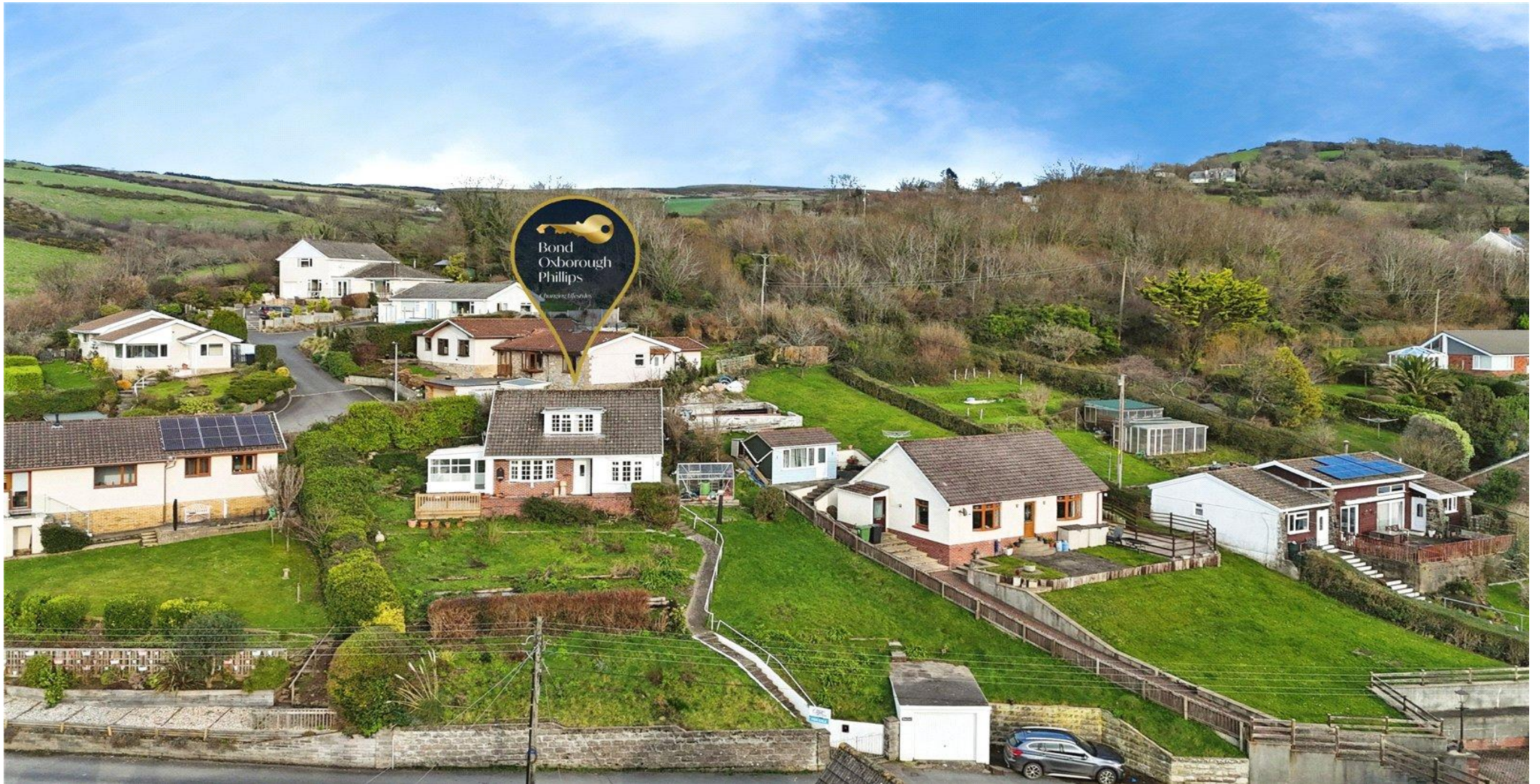
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

From our Ilfracombe office with the shop premises on your right-hand side, proceed in an easterly direction heading out of town on the main A399 towards Combe Martin. Continue on this road for approximately 5 miles and upon entering the village proceed up through the main High Street. Turn left into Shute Lane, continue up the hill and take the first left into West Challacombe Lane. Follow this road for a further 100 yards where Bow Lee can be found on your right-hand side with a name plaque 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...

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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  
the team at Bond Oxborough  
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for a free conveyancing quote and  
mortgage advice.



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