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Changing Lifestyles

High Cross
Castle Street
Combe Martin
Devon
EX34 0JF

Asking Price: £215,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

High Cross, Castle Street, Combe Martin, Devon, EX34 0JF

Character, space and potential in the heart of coastal Combe Martin...



- Three-bedroom semi-detached home
 - Open-plan kitchen/diner
 - Separate utility room
 - Bathroom and downstairs WC
- Variety of outdoor spaces and storage shed
 - EPC: D
 - Council Tax Band: C



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High Cross is a charming three-bedroom semi-detached Georgian home set in the heart of the popular coastal village of Combe Martin, offering character, space and exciting potential for modernisation. This attractive period property will appeal to first-time buyers, families and investors looking to create a home tailored to their own tastes.

The accommodation offers a practical and versatile layout. A welcoming entrance hall leads through to a bright open-plan kitchen and dining space, designed with everyday living in mind. This sociable room benefits from excellent natural light, a breakfast bar and built-in pantry storage, with further access to a useful additional area that could serve as a utility space, alongside a ground floor WC. Doors from this level provide access to both the side and rear courtyards, adding convenience and flexibility.

In addition, there is a separate main reception room featuring large windows, a fireplace and access to the garden, creating a comfortable and inviting living area with a pleasant outlook.

Upstairs, the property offers three generous double bedrooms, two of which include built-in wardrobes. The family bathroom is fitted with a modern rain shower.

Externally, the home enjoys a rear courtyard, side courtyard and an additional garden area, providing a variety of outdoor spaces for seating, entertaining or low-maintenance planting.

Located along the stunning North Devon coastline, Combe Martin is well known for its beaches, coastal walks and surrounding countryside. Local amenities, schools and transport links are all within easy reach, while road and rail connections from nearby Barnstaple provide access to Exeter and the wider South West.

A characterful coastal home with space, charm and excellent potential. Early viewing is highly recommended.

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 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 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).

Main Entrance - UPVC double-glazed door leading to:

Entrance Hall - 6' x 3'11" (1.83m x 0.94m)
Stairs to first floor, radiator, fuse board location, door leading to:

Living Room - 17'1" x 12'1" (5.2m x 3.68m)
UPVC double-glazed window to front elevation, UPVC double-glazed sliding door to rear elevation with access to garden, radiators x2, log burner.

Open-plan Kitchen/Diner - 16'7" x 12' (5.05m x 3.66m)
UPVC double-glazed windows to front and side elevations, wooden single-glazed window to rear elevation, radiator, wooden-effect vinyl flooring.

Kitchen - Range of wall and base units, tiled flooring, granite-effect countertops, 4-ring gas hob integrated into countertop with extractor fan above, Bosch electric oven, stainless steel sink and drainer inset into countertop, integrated dishwasher, built-in pantry with under-stair storage, opening leading to:

Utility Room - 4'5" x 7'8" (1.35m x 2.34m)
UPVC double-glazed barn door to side elevation leading to outside courtyard, single-glazed wooden door and window to side elevation leading to rear garden, tiled flooring, combi boiler location, loft storage, door leading to:

WC - 2'9" x 3'11" (0.84m x 1.2m)

Low-level flush button WC, wall-mounted wash hand basin, radiator, tiled flooring.

First Floor

Landing - 7'2" x 9'3" (2.18m x 2.82m)

Single-glazed window to rear elevation, radiator, loft access, built-in storage, door leading to:

Bedroom One - 9'5" x 12'4" (2.87m x 3.76m)

UPVC double-glazed window to front elevation, built-in storage, radiator.

Bedroom Two - 9'6" x 11'9" (2.9m x 3.58m)

UPVC double-glazed window to front elevation, built-in storage, radiator.

Bedroom Three - 7'4" x 9'1" (2.24m x 2.77m)

Single-glazed wooden window to rear elevation, radiator, ceiling coving.

Bathroom - 6'4" x 9'11" (1.93m x 3.02m)

Single-glazed obscured window to rear elevation, radiator, wooden-effect vinyl flooring, low-level flush button WC, pedestal wash hand basin, single-panelled bath with rainfall shower attachment above and handheld shower attachment, tiled splashbacking, downlighters.

Outside - The property benefits from a rear patio and barbecue area, complete with a useful garden shed. To the side, there is an additional patio space with gated access, providing further outdoor seating or practical entry to the garden.

Agent notes - This property is registered under Land Registry Title Number DN441818 with UPRN 100040264238 and is held on a freehold tenure. The plot measures approximately 0.02 acres and falls under Devon Local Authority, with a flood risk recorded as very low, and is situated within the Combe Martin Conservation Area. Services include gas central heating, mains water and mains drainage. Parking is on street, and outside space comprises a garden along with rear and side patio areas. The property is in Council Tax Band C, with an annual cost of approximately £2,235, and has an EPC rating of D. There are no known building or safety issues, and there are no current planning applications in place affecting this property or neighbouring properties. Connectivity is good, with broadband speeds available up to 80 Mbps (superfast) and basic service at around 17 Mbps. Mobile coverage is provided by EE, Vodafone, Three and O2, and TV and satellite services are available via BT, Sky and Virgin.

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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.

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.

Directions

From our office on Ilfracombe High Street, with the office on your right, proceed out of the town centre heading towards Combe Martin. Upon entering Combe Martin, continue along the High Street. After seeing Top Chippy on the left, High Cross is located on a corner on the left-hand side, with a clearly displayed nameplate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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