



Bond
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Phillips

Changing Lifestyles

Lyncliff
Cross Street
Combe Martin
Devon
EX34 0DH

Asking Price: £250,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Lyncliff, Cross Street, Combe Martin, Devon, EX34 0DH

Bright coastal living moments from Combe Martin Beach, with garage and sunny patio garden...



- Two-bedroom detached house
 - Rear courtyard garden
 - Garage
- A stone's throw from the beach
 - Central village location
 - EPC: D
 - Council Tax Band: B



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Bright coastal living moments from Combe Martin Beach, with garage and sunny patio garden...

A well-presented and versatile two-bedroom detached home, ideally positioned on Cross Street in the heart of Combe Martin, just a short stroll from the picturesque Combe Martin Beach.

This attractive property offers bright and spacious accommodation throughout and is neutrally decorated, providing a blank canvas ready for a new owner to make their mark. The ground floor features a generous open-plan lounge/diner, creating a sociable and flexible living space ideal for both everyday family life and entertaining guests.

Upstairs, the property comprises two well-proportioned double bedrooms, offering comfortable accommodation suitable for a growing family, visiting guests, or home working.

Externally, the home benefits from a low-maintenance patio garden, perfect for enjoying outdoor dining and relaxation. A valuable addition is the private garage, providing secure parking or useful storage space.

Situated within easy reach of local amenities, coastal walks and the beach, this property represents an excellent opportunity as a holiday let investment in a popular seaside village, or as a permanent home for a growing family seeking a coastal lifestyle.

Early viewing is highly recommended to fully appreciate the location, presentation and potential this delightful home has to offer.

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 door leading to:

Open-plan Lounge/Diner – 14' x 14'9" (4.27m x 4.5m)

UPVC double-glazed window to front elevation, stairs to first floor, radiators x2, wood-effect laminate flooring, under-stairs storage space, door leading to:

Kitchen – 10'1" x 5'9" (3.07m x 1.75m)

UPVC double-glazed window to rear elevation, vinyl flooring, range of wall and base units, 4-ring electric cooker with extractor hood above, slate-effect countertops, stainless steel sink and drainer inset into countertop, space for fridge freezer, space for washer/dryer, heated towel rail, tiled splashbacking, UPVC door leading to garden.

First Floor

Landing – 2'7" x 6'2" (0.79m x 1.88m)

UPVC double-glazed windows to rear elevation x2, radiator, loft access.

Bedroom One – 8'8" x 11'10" (2.64m x 3.6m)

UPVC double-glazed window to front elevation, radiator.

Bedroom Two – 12'10" x 8'6" (3.9m x 2.6m)

UPVC double-glazed windows to front elevation x2, radiator.

Bathroom – 8'6" x 6'1" (2.6m x 1.85m)

UPVC double-glazed obscured window to rear elevation, low-level push button WC, wash hand basin with storage unit below and vanity mirror above, double shower cubicle with handheld shower attachment, heated towel rail, storage cupboard, fully tiled flooring and walls.

Outside – Charming low-maintenance courtyard garden offers a private and peaceful outdoor retreat. Designed for ease and enjoyment, the space is predominantly paved, creating a clean and contemporary setting that requires minimal upkeep throughout the year.

Enclosed for privacy and shelter, the courtyard provides the perfect spot for al fresco dining, morning coffee, or relaxing with a book after a day exploring the coast. There is ample room for outdoor seating and potted plants, allowing you to personalise the space with colour and greenery while keeping maintenance simple.

Whether used as a tranquil escape or a sociable entertaining area, this attractive courtyard garden is a practical and inviting extension of the home.

Agent's Notes – This property is registered under Land Registry Title Number DN331028 & URPN 100041038323 and held on a Freehold tenure. The plot measures approximately 0.02 acres. It falls under North Devon Council band B, with a flood risk recorded as low and is within a Conservation Area. Services include gas central heating and mains water & electricity. Parking is in the garage and outside space is a courtyard garden. The EPC rating is D. There are no known building safety issues and no planning applications in place for this property or neighbouring properties. Connectivity is good. Broadband speeds up to 80Mbps, mobile coverage is good and TV/satellite services via BT & Sky.

All material information provided is intended for guidance only. While we strive to ensure accuracy, we cannot guarantee the completeness or reliability of the information. Prospective buyers and tenants are advised to conduct their own investigations and seek professional advice before making any decisions. We accept no liability for any inaccuracies or omissions in the information provided.

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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 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 onto Cross Street and the property will be on your right-hand side approximately 100 yards from the car park entrance with a 'For Sale' board clearly displayed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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