



Bond
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Changing Lifestyles

Greyfriars
Pound Lane
Combe Martin
Devon
EX34 0LT

Asking Price: £550,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Greyfriars, Pound Lane, Combe Martin, Devon, EX34 0LT

A beautifully converted barn offering space, character and flexibility...



- Charming four-bedroom detached house
 - Beautiful walled garden
 - Spacious and versatile
- Peaceful village location
 - Close to the beach
 - Character features
 - EPC: TBC
 - Council Tax Band: E



Greyfriars is a beautifully presented four-bedroom detached residence, originally a barn and now thoughtfully transformed into a spacious and elegant coastal home, perfectly positioned within the sought-after village of Combe Martin. The property is full of charm and character and now functions perfectly as a spacious and highly versatile home, while also offering excellent potential for dual living or multi-generational use.

The ground floor is centred around a generous open-plan reception room where large windows flood the space with natural light and a striking brick fireplace provides a warm focal point. To the rear of the property, the kitchen is positioned within a bright conservatory-style room, creating a wonderful living space that enjoys views over the garden and a strong connection to the outdoors — ideal for both everyday living and entertaining. The layout is both flexible and practical, making the property equally well suited as one substantial family home or as a home with separate living accommodation if desired.



The principal bedroom is a particularly appealing feature, benefiting from direct access to the garden alongside a walk-in wardrobe and a stylish en-suite shower room with a level walk-in shower and heated towel rail. There are three further spacious double bedrooms, together with a modern family bathroom finished to a high standard.

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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 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).

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Main Entrance - Wooden door leading to small enclosed courtyard, door leading to garage, door leading to:

Entrance Porch - 7'9" x 2'11" (2.36m x 0.9m)

UPVC double-glazed windows to side and front elevations, UPVC double-glazed door leading to hallway, UPVC double-glazed door leading to:

Kitchen - 9'4" x 12'1" (2.84m x 3.68m)

UPVC double-glazed windows to side elevation, wooden-effect flooring, range of wall and base units, wooden-effect countertops, Cooke & Lewis 4-ring gas hob with extractor fan above, integrated fridge freezer, Beko oven and grill, tiled splashbacking, integrated dishwasher, sink and drainer inset into countertop, radiator, electrical box location, opening leading to:

Living Room - 20' x 18' (6.1m x 5.49m)

UPVC double-glazed windows to side elevation, exposed character beams, exposed brick alcove fireplace with wood burner, radiator, door leading to Bedroom One, under-stairs storage cupboard, doors leading to hallways, UPVC sliding doors leading to:

Conservatory - 9'4" x 9'10" (2.84m x 3m)

UPVC double-glazed windows and roof, UPVC double-glazed door to rear elevation leading to garden, views towards the church.

Bedroom One - 15'6" x 10'4" (4.72m x 3.15m)

UPVC double-glazed French doors to rear elevation leading to garden, UPVC double-glazed windows to front elevation, radiator, opening leading to:

Dressing Room - 10'6" x 7'5" (3.2m x 2.26m)

UPVC double-glazed window to rear elevation, radiator, built-in fitted wardrobes, door leading to:

Ensuite Shower Room - 10'8" x 3'11" (3.25m x 1.2m)

Low-level flush button WC, wall-mounted towel radiator, pedestal wash hand basin, double shower cubicle with electronic Mira shower attachment, wooden-effect flooring, extractor fan.

Alternative Entrance Hallway - 9'6" x 2'9" (2.9m x 0.84m)

UPVC double-glazed door to front elevation providing front access, UPVC double-glazed window to side elevation, door leading to:

Downstairs WC - 8'2" x 3' (2.5m x 0.91m)

UPVC double-glazed window to front elevation, low-level flush button WC, pedestal wash hand basin, wooden-effect tiled flooring, wall-mounted electric towel radiator, partly tiled walls.

Hallway - 9'4" x 2'8" (2.84m x 0.81m)

Stairs leading to first floor, radiator, fuse board location.

First Floor

Half Landing - UPVC double-glazed window to rear elevation.

Landing - 9' x 8'1" (2.74m x 2.46m)

UPVC double-glazed window to front elevation, UPVC double-glazed window to side elevation, storage box housing Valiant combi boiler, built-in storage cupboards, character-effect wooden beams, door leading to:

Bedroom Two - 10'11" x 17'10" (3.33m x 5.44m)

UPVC double-glazed window to rear elevation, radiator.

Bedroom Three - 10'4" x 13'11" (3.15m x 4.24m)

UPVC double-glazed window to side elevation with views of the church, built-in wardrobes/storage, radiator.

Bedroom Four - 9' x 10'4" (2.74m x 3.15m)

UPVC double-glazed window to front elevation, built-in wardrobes and storage, access into loft, radiator.

Bathroom - 6' x 5'10" (1.83m x 1.78m)

UPVC double-glazed obscured window to side elevation, wooden-effect flooring, tiled walls, extractor fan, single-panelled bath, low-level flush WC, wash hand basin unit with storage below and vanity mirror above, radiator.

Bedroom 5/Secondary Kitchen - 12'3" x 7'6" (3.73m x 2.29m)

UPVC double-glazed window to side elevation, base units, granite-effect countertops, stainless steel sink and drainer inset into countertop, wooden-effect flooring, partly tiled walls.

Outside - Externally, Greyfriars enjoys a truly private and tranquil setting, with the entire property beautifully enclosed by an attractive old stone wall that creates a sense of seclusion and character. The rear garden offers a peaceful oasis, surrounded by mature planting and established greenery, providing an ideal space for relaxation or outdoor entertaining while enjoying the surrounding coastal atmosphere. The grounds are well-proportioned and thoughtfully arranged, complementing the charm of the original barn conversion while offering a practical and usable outdoor environment. A substantial double garage and generous off-road parking further enhance the property, ensuring ample space for vehicles and storage. Overall, the outside space perfectly mirrors the character of the home itself — private, inviting and full of charm, with a wonderful connection to its coastal surroundings.

Agent notes - This property is registered under Land Registry Title Number DN225139 with UPRN 100040266468 and is held on a Freehold tenure. The plot measures approximately 0.10 acres and falls under North Devon Council. The property is not located within a conservation area. Flood risk is recorded as High, primarily due to a nearby stream, although the property has not flooded within the last five years. Services include mains gas central heating, with the added benefit of a wood burner, along with mains water and drainage. Parking is provided via a driveway with a double garage, and outside space comprises a private garden. The property is in Council Tax Band E with an annual cost of approximately £3,073. The EPC rating is TBC. There are no known building safety issues, and electrical works have been carried out during the current ownership with relevant certification available. There are no current planning applications affecting the property or neighbouring properties. Connectivity is good, with broadband speeds up to 80 Mbps. Mobile coverage is available across major networks (EE, Vodafone, Three and O2), and TV/satellite services are available via BT and Sky, with Virgin Media not currently available.

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EPC TBC

Directions

From Ilfracombe High Street with our office on your right-hand side, proceed out of the town centre passing through Hele Bay, and continue along this road towards Combe Martin. Upon reaching Combe Martin, continue along the High Street, passing the Pack O Cards Inn on your right, and then take the right-hand turning onto Church Road. Take the first left-hand turning onto Pound Lane, and the property will be situated a short distance away on your left-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

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.

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