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Changing Lifestyles

1 Knowle Gardens
Combe Martin
Ilfracombe
Devon
EX34 0NW

Asking Price: £700,000 Freehold



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01271 866 699
ilfracombe@bopproperty.com

1 Knowle Gardens, Combe Martin, Ilfracombe, Devon, EX34 0NW



Exceptional coastal retreat, perfect for family living and entertaining...

- Gated access
- Tranquility and panoramic countryside views
 - Four double bedrooms
 - Bespoke and luxurious finishes
- Expansive landscaped gardens with patio
 - Garden office
 - Solar panels
- Double garage plus large detached garage
 - EPC: D
 - Council Tax Band: D



An outstanding coastal residence set within approximately one acre of private, landscaped grounds, offering beautifully curated living space, exceptional specification and a rare sense of seclusion, all within easy reach of the coastline.

This remarkable four-bedroom detached bungalow has been comprehensively reimagined by the current owners, creating a home of real quality and refinement. Every element has been carefully considered, resulting in a light-filled, contemporary interior that blends modern design with a warm and inviting atmosphere.

At the heart of the home is an impressive open-plan kitchen and dining space, finished to an exceptional standard with elegant quartz work surfaces and a full suite of high-end integrated appliances, including oven, microwave, dishwasher and coffee machine. This is a space designed for both everyday living and entertaining, enhanced by stylish herringbone flooring that flows seamlessly through the principal areas of the home. The sitting room provides a superb balance of comfort and style, enhanced by its dual-aspect design. To the front, it enjoys attractive views across the surrounding countryside and towards the local church, while to the rear, bi-fold doors open out onto a patio terrace, creating a seamless connection between indoor and outdoor living. This space is perfectly suited to both relaxed evenings and entertaining, allowing natural light to flood the room while making the most of the property's private and picturesque setting.

All four bedrooms are generous doubles, each finished with soft carpeting for comfort, with the principal bedroom benefitting from built-in wardrobes. The bathrooms have been finished with a clear attention to detail, most notably the main family bathroom which features a beautifully tiled double walk-in shower with inset shelving, a freestanding bath, underfloor heating and high-quality fittings throughout, creating a luxurious, spa-like feel.



Approached via gated access, the property enjoys a high degree of privacy and a true sense of arrival. The grounds extend to approximately one acre and have been thoughtfully arranged to create a peaceful and secluded environment. The gardens gently slope and are partially tiered, combining expansive lawned areas with mature planting and natural screening, ensuring the property is not overlooked and providing a true sense of tranquillity. From various points, there are attractive outlooks across the surrounding countryside and towards the local church, further enhancing the setting.

Externally, the property continues to impress with extensive off-road parking, a double garage, and a substantial detached garage, offering excellent potential for storage or workshop use. There is also a garden office, ideal for working from home or as a hobby space. Further enhancing its appeal, the installation of solar panels with battery storage improves the home's efficiency, offering a more sustainable and cost-effective way of living.

Situated within the sought-after coastal village of Combe Martin, the property is ideally positioned to enjoy the very best of North Devon living, with the beach, coastal paths and open countryside all within easy reach, while still benefiting from a sense of peace and privacy. This is a rare opportunity to acquire a truly special home, offering space, quality and lifestyle in equal measure.

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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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Internal Description

Main Entrance - UPVC double-glazed door leading to:

Entrance Porch - 6'7" x 4'6" (2m x 1.37m)

Skylight, plumbing for washing machine, door leading to:

Entrance Hallway - 5'9" x 4'10" (1.75m x 1.47m)

Radiator, spotlights, herringbone wooden-effect flooring, doors leading to living room, main family bathroom, bedroom two and bedroom four, opening leading to:

Main Family Bathroom - 6'9" x 9'7" (2.06m x 2.92m)

UPVC double-glazed window to rear elevation, tiled walls, tiled flooring, double shower cubicle with wooden-effect tiled splashbacking, handheld shower attachment and rainfall shower attachment above, brass built-in shelf, brass wall-mounted towel rail, wall-mounted wash hand basin with storage unit below, low-level flush button WC, bath, vanity mirror with lighting surround, extractor fan, under-floor heating.

Bedroom Two - 9'8" x 12'10" (2.95m x 3.9m)

UPVC double-glazed window to rear elevation, radiator, spotlights.

Bedroom Four - 9'10" x 9'9" (3m x 2.97m)

UPVC double-glazed window to rear elevation, radiator, access into loft.

Kitchen - 19'7" x 9'8" (5.97m x 2.95m)

UPVC double-glazed window to front elevation with views towards the church and countryside, marble countertops, wooden cabinets with brass handles, integrated dishwasher, integrated oven, microwave and coffee machine, Bosch 4-ring induction hob with extractor fan above, soft-close drawers, herringbone wooden-effect flooring, radiator, space for fridge freezer, door leading to:

Conservatory - 6'1" x 12' (1.85m x 3.66m)

UPVC sliding door, wooden wall panelling, tiled flooring.

Living Room - 11'9" x 17'4" (3.58m x 5.28m)

UPVC double-glazed window to front elevation with beautiful countryside views, herringbone wooden-effect flooring, UPVC double-glazed bi-fold doors to rear elevation leading to patio, media wall, electric fireplace, shelving with lighting, door leading to entrance hallway, opening leading to:

Hallway - 5'2" x 4'2" (1.57m x 1.27m)

Herringbone wooden-effect flooring, radiator, smoke alarm, access into loft, doors leading to:

Bedroom One - 13'10" x 10'7" (4.22m x 3.23m)

Dual-aspect UPVC double-glazed windows to front and side elevations, wall-mounted radiator, multiple plug outlets, built-in wardrobe.

Bedroom Three - 10'3" x 10'6" (3.12m x 3.2m)

UPVC double-glazed window to side elevation, UPVC double-glazed window to rear elevation, radiator, multiple plug outlets, built-in TV aerial cables, spotlights.

Bathroom - 5'2" x 6'1" (1.57m x 1.85m)

UPVC double-glazed window to rear elevation, herringbone wooden-effect flooring, double shower cubicle with Mira smart shower and rainfall shower attachment above, tiled walls, extractor fan, low-level flush button WC, wall-mounted wash hand basin with storage unit below and light-up vanity mirror above, heated towel radiator, spotlights.

Garages - Solar battery, water tank, fuse board locations, Baxi combi boiler, electric roll doors, plumbing.

Outside - Knowle Gardens is approached via a gated entrance, providing both privacy and security. A driveway leads up to the property, with sloping lawns to the right, interspersed with mature shrubs and trees, while the property itself is bordered by a natural tree barrier, creating a secluded setting. A paved pathway with decorative ironwork railing guides visitors to the front door, enhancing the home's elegant approach. The rear garden is a beautifully designed sloping oasis, with multiple tiered sections offering a blend of practical and relaxing spaces. A large patio area, perfect for entertaining, sits at the base and is connected by wooden steps leading to a dedicated garden office, ideal for working from home or leisure pursuits. Beyond this, a substantial levelled storage area is complemented by a detached garage/outbuilding, complete with electricity and solar panels and a roll-up door, providing versatile space for vehicles, hobbies, or storage. The gardens are framed by mature planting, offering seclusion and privacy, while elevated points enjoy picturesque views of the surrounding countryside and coastal backdrop, making the outdoor space as impressive as the interior of this exceptional home.

AGENT NOTES - This detached four-bedroom property is registered under Land Registry Title Number DN401249 with UPRN 100040265734 and held on a Freehold tenure, set on a plot of approximately 0.92 acres within North Devon District Council. Flood risk is very low, and the property is not in a conservation area. It benefits from main services including gas and electric heating, solar panels with a battery system, mains water and drainage, and an EV charging point. Parking is provided via a driveway with a double garage and a separate large detached garage, and the extensive gardens feature tiered landscaping. The property falls under Council Tax Band D (£2,515 per year) and has an EPC rating of D, with no known building safety issues and no current planning applications for the property or neighbouring plots. Connectivity is good, with broadband speeds up to 80 Mbps, mobile coverage via EE, Vodafone, Three, and O2, and TV/satellite services through BT, Sky, and Virgin.

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾
2416 ft²
224.4 m²

Balconies and terraces
108 ft²
10 m²

(1) Excluding balconies and terraces

Calculations reference the BICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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, proceed out of town towards Hele Bay and continue on the road to Combe Martin. Upon reaching the village, pass the beach on your left and drive to the far end of the village, then take a right turn onto Church Street, signposted Barnstaple. Follow the road uphill and take the left into Knowle Gardens. Continue along the road as it bends to the right, and the property will be found at the end of the road. The property benefits from gated access, ensuring privacy and exclusivity.

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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

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