



Bond
Oxborough
Phillips

Changing Lifestyles

Horizon
Newberry Road
Combe Martin
Devon
EX34 0AP

Asking Price: £495,000 Freehold



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01271 866 699
ilfracombe@boproperty.com

Horizon, Newberry Road, Combe Martin, Devon, EX34 0AP



Frontline Coastal Living | Panoramic Sea Views | Balcony & Parking...

- Elevated coastal home with panoramic sea views
- Spacious period property over three floors
- Four double bedrooms, balcony to principal
 - Sea-facing patio, courtyard & two parking spaces
- Walk to village, coast path & local beaches
 - EPC: D
- Council Tax Band: N/A (exempt – subject to business rates)



Occupying a commanding elevated position along a peaceful no-through road, this exceptional period residence enjoys truly spectacular, uninterrupted views across Newberry Beach, Combe Martin Bay and stretching towards Lester Point and Hangman's Hill. Quite literally a stone's throw from the shoreline, this is a rare opportunity to secure a frontline coastal home where the outlook is ever-changing and endlessly captivating, offering a lifestyle that is as impressive as it is unique.

Arranged over three floors, the property offers generous, well-balanced accommodation, seamlessly blending charming period features with practical modern living. Character elements such as original fireplaces, sash windows and traditional tiled flooring sit comfortably alongside contemporary touches, creating a home that feels both elegant and functional. The heart of the home is undoubtedly the stunning bay-fronted living room, where natural light pours in and frames those far-reaching sea views, providing a constant focal point. This is complemented by a spacious dining room ideal for hosting and entertaining, along with a well-appointed kitchen featuring granite worktops, ample storage and direct access to the rear courtyard and parking.

The upper floors continue to impress, offering four well-proportioned double bedrooms arranged across two levels, all enjoying a strong sense of space and light, with several rooms benefitting from those outstanding coastal vistas. The top floor hosts two of these bedrooms along with two bathrooms, one of which serves as an ensuite to one of the bedrooms, creating an ideal private retreat. The principal bedroom stands out as a true highlight, with French doors opening onto a private balcony, creating the perfect spot to take in the panoramic views across the beach and beyond. A well-equipped family bathroom and an additional modern shower room provide further flexibility for both everyday living and guests, making the property equally suited as a main residence, second home or premium holiday let.



Externally, the lifestyle appeal continues. To the front, a raised patio area has been thoughtfully positioned to fully embrace the stunning outlook, offering an ideal setting for morning coffee or evening relaxation while overlooking the bay. To the rear, a private enclosed courtyard provides additional outdoor space along with practical storage options, leading to the significant advantage of two private parking spaces, a rare and highly sought-after feature within such a prime coastal location.

The location itself is equally compelling. Combe Martin village is within comfortable walking distance, offering a range of everyday amenities, independent shops and well-regarded eateries, including the popular Bobbies Bakes just moments away. The South West Coast Path runs directly past the property, opening up miles of breathtaking coastal walks, while the gateway to Exmoor National Park lies just beyond, providing endless opportunities for outdoor pursuits. The wider North Devon coastline, including renowned beaches such as Woolacombe, Croyde and Saunton, is also within easy reach, alongside the regional centre of Barnstaple for more extensive shopping and transport links.

This is a truly special home, offering an exceptional combination of position, character, space and lifestyle, rarely available within such a sought-after coastal setting.

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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).

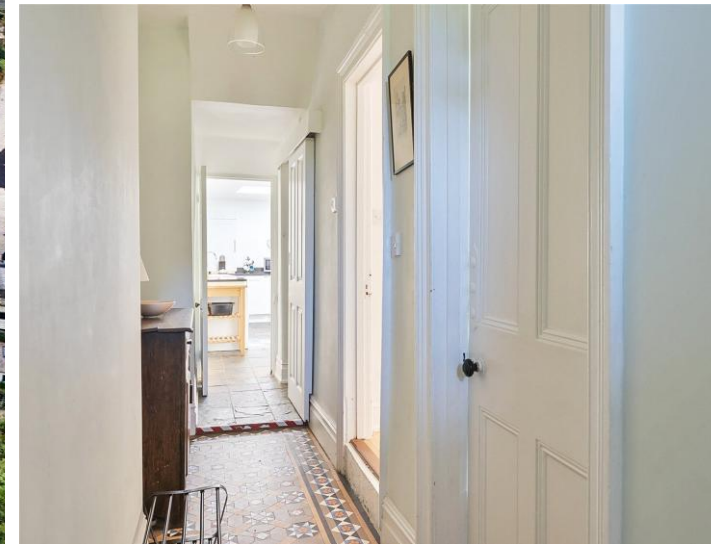
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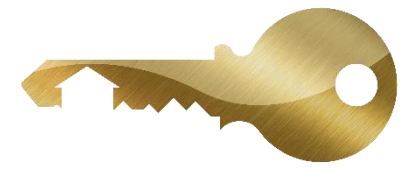


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Agent's Notes - This property is registered under Land Registry Title Number DN477981 with UPRN 100040266108 and is held on a Freehold tenure. The plot measures approximately 0.03 acres. It falls under Devon Local Authority, with a flood risk recorded as Very Low and is within the Combe Martin Conservation Area. Services include gas central heating, mains electricity, and mains water and drainage. Parking is private, with two allocated parking spaces to the rear, and outside space includes a balcony, courtyard and patio areas. The property is currently subject to business rates (Council Tax Band Deleted). The EPC rating is Band D. There are no known building safety issues and no current or previous planning applications affecting the property or neighbouring properties. Connectivity is good, with broadband speeds up to 80 Mbps (superfast), mobile coverage is typically good across major networks (EE, Vodafone, Three, O2), and TV/satellite services are available via BT, Sky and Virgin.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Directions

From our office on Ilfracombe High Street, with the office on your right, proceed out of the town centre heading towards Combe Martin. Continue along this road for approximately 5 miles, enjoying the coastal outlook. As you approach Combe Martin, do not continue down into the main village centre. Instead, on reaching the outskirts near Newberry Beach, take the turning on your left-hand side into the no-through road leading up towards the elevated properties overlooking the bay. Continue up the hill where the property, Horizon, will be found in an elevated position, enjoying stunning panoramic views across Newberry Beach and the surrounding coastline.

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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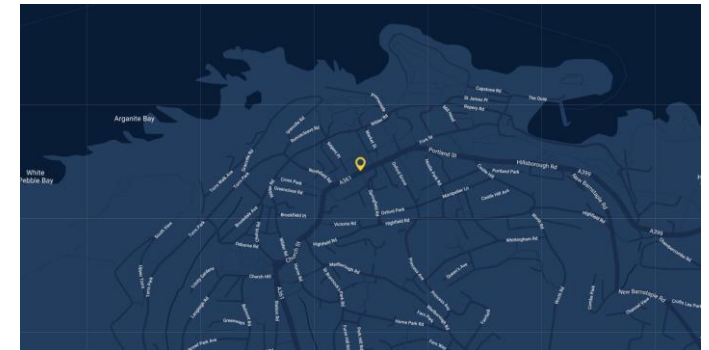
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If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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quote and mortgage advice.



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