



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Malil Cottage  
Victoria Street  
Combe Martin  
Ilfracombe  
Devon  
EX34 0JR

**Asking Price: £245,000 Freehold**



Changing Lifestyles

01271 866 699  
[ilfracombe@bopproperty.com](mailto:ilfracombe@bopproperty.com)

Malil Cottage, Victoria Street, Combe Martin, Ilfracombe, Devon, EX34 0JR

Characterful 3 bedroom cottage with stunning countryside views



- Character cottage
- 3 Generous bedrooms
- Large low maintenance garden
- Stunning countryside views
- Double fronted location
  - EPC: D
- Council Tax Band: C



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## Characterful 3 bedroom cottage with stunning countryside views

**Bursting with charm and character, this delightful double-fronted cottage enjoys a sunny aspect and offers a wonderful blend of period features and modern comforts. Retaining an abundance of original character, the property showcases a stunning inglenook fireplace in the lounge, attractive feature fireplaces throughout and stunning countryside views from every window to the rear elevation, while also benefiting from UPVC double glazing and gas central heating.**

**The ground floor accommodation briefly comprises a welcoming lounge with stairs to the first floor, separate dining room, and a spacious kitchen with breakfast area, featuring French doors that open onto the rear garden, creating an ideal space for family living and entertaining.**

**To the first floor are three well-proportioned and light filled bedrooms and a family bathroom.**

**With its picturesque 'chocolate box' cottage appeal, character-filled interiors, and versatile accommodation, this charming home would make an ideal family residence, holiday let, or investment opportunity. Early viewing is highly recommended to fully appreciate the warmth, character, and lifestyle this unique property 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 Library, School, and local shops etc. 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 approximately 10 minute drive and provides national chain shops, banks and two major supermarket chains Tesco and The Co-Operative. This delightful Victorian town is particularly renowned for its picturesque Harbour and quayside as well as Promenade with 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 and it's acclaimed shopping precinct homes 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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**Outside** Externally, the property benefits from a larger-than-average, low-maintenance courtyard garden, providing a wonderful outdoor space to relax and unwind. Enjoying a level layout and a particularly peaceful setting, the garden boasts stunning open countryside views to the rear, creating a picturesque backdrop throughout the seasons. Ideal for al fresco dining, entertaining, or simply enjoying the tranquillity of the surrounding landscape, this attractive outdoor space perfectly complements the cottage's charming character and offers a rare combination of convenience, privacy, and rural appeal.

**Agents Notes** - This property is registered under Land Registry Title Number DN207928 with UPRN 100040267678 and held on a Freehold tenure. The plot measures approximately 0.02 Acres. It falls under North Devon Local Authority, with a flood risk recorded as Very Low and is within Not applicable. Services include mains gas and electricity and mains water and sewerage. Parking is None and outside space is Courtyard (rear yard). The property is in Council Tax Band C with an annual cost of about £2,349. The EPC rating is D. There are No known building safety issues and planning history applications recorded at the address dated 18/09/1991 and 29/05/2013. Connectivity is good, with broadband speeds up to 80 Mbps, mobile coverage Good, and TV/satellite services via BT and Sky, with Virgin availability: No.

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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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Directions

From our Ilfracombe office, with the office premises on your right hand side follow the High Street out of town, continue through Hele Bay and on towards Combe Martin. Upon entering the village continue along the High Street passing the George and Dragon pub on your right hand side and Coop also on the right hand side. Malil will be found approximately 200 yards on the right.

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