



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

la Gallerie  
Victoria Street  
Combe Martin  
EX34 0JT

**Guide Price: £375,000 Freehold**



Changing Lifestyles

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

la Gallerie, Victoria Street, Combe Martin, EX34 0JT

A spectacular 5-bedroom semi-detached house boasting character, off-road parking and great potential...



- 5 spacious bedrooms
- Filled with character
- Off-road parking for 3-4 cars plus potential to create private garden
  - Private garden plot
- 4 wet rooms, 1 bathroom & 1 downstairs shower room
  - Huge lounge/diner
- Gas central heating and a log burner
  - Workshop space
  - EPC: D
- Council Tax Band: D



**A truly exceptional 5-bedroom semi-detached house filled with beautiful character throughout. This period property radiates character and charm, complemented by a cosy log burner and rustic stone walls. There are 5 generous bedrooms each offering ensuite wet rooms, with bedroom 3 having both a roll top bathtub and a shower cubicle, as well as a downstairs shower room for convenience. This tasteful property offers ample space for a growing family and the abundance of light enhances the warm and inviting atmosphere. Outside to the rear aspect offers parking for 6+ cars and additional space to potentially create a beautiful private garden area. The property's prime location ensures easy access to local amenities, schools and transport links, making it an ideal choice for most lifestyles. Don't miss out on the chance to call this charming house your home. Contact us today to schedule a viewing and discover the unique appeal of this delightful property for yourself.**



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## Changing Lifestyles

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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 cafes, pubs, a 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 an 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 the 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. Its 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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**Main Entrance** - UPVC double-glazed door and window leading to:

**Living Room** - 16'7" x 12'1" (5.05m x 3.68m)

UPVC double-glazed window to front elevation enjoying woodland views, slate tiled fireplace, work unit, space for appliances, stainless steel sink inset into countertops with a luxurious resin bar area, stairs to upper floors, open doorway leading to:

**Living Room** - 25'4" x 16'7" (7.72m x 5.05m)

UPVC double-glazed window to front elevation, partly glazed door and window to front elevation, exposed wood beams, inglenook fire place with a slate hearth and log burner, stone feature walls, radiator, slate stairs leading to:

**Dining Room** - 22'6" x 15'5" (6.86m x 4.7m)

UPVC double-glazed window to side elevation, inglenook fire place with stone hearth, exposed wood beams, stone walls, wood panelling.

**Breakfast Area/Utility** - Tiled worktops, space for fridge/freezer, Belfast sink inset into surfaces, breakfast bar.

**Kitchen** - 21'8" x 11'7" (6.6m x 3.53m)

A range of wall and base units, double Belfast sink inset into wooden countertops, space for a dishwasher/appliances, space for fridge/freezer, kitchen island with breakfast bar, 7-ring gas and electric stove and cooker, tiled flooring, panelled walls, radiator, open archway to:

**Hall** - UPVC double-glazed door to rear aspect leading to patio garden, tiled flooring, bi-folding door, radiator, door leading to:

**Bathroom** - 14'4" (4.37) x narrowing to 11'10" (3.6) x 8'10" (2.7) narrowing to 9'8" (2.95)

Low-level push button WC, freestanding double Belfast wash hand basin, tiled splash backing, shower cubicle, door leading to:

First Floor

**Hallway** - 16'2" x 7'3" (4.93m x 2.2m)

Stone walls, radiator, door leading to:

**Bedroom Four** - 12'7" x 9'8" (3.84m x 2.95m)

UPVC double-glazed window to front elevation, character wood beams, wood-effect flooring, radiator, door leading to:

**Ensuite Wet Room** - 8'1" x 9' (2.46m x 2.74m)

Tiled walls, low-level push button WC, shower, wall-mounted wash hand basin, heated towel rail, extractor fan.

**Bedroom Five** - 20'7" x 12'5" (6.27m x 3.78m)

UPVC double-glazed windows dual aspect to rear and side elevation, radiator, door leading to:

**Ensuite Wet Room** - 6'10" x 6'8" (2.08m x 2.03m)

Stone features, tiled walls, electric shower unit, freestanding Belfast wash hand basin, low-level push button WC, heated towel rail, extractor fan.

**Hallway** - Radiator, door leading to:

**Bedroom Two** - 13'10" x 10'6" (4.22m x 3.2m)

UPVC double-glazed window to front elevation, feature fire place, wood beams, radiator, sliding door leading to:

**Ensuite Wet Room** - 12'2" x 6'9" (3.7m x 2.06m)

Tiled walls, low-level push button WC, wall-mounted wash hand basin, shower unit, extractor fan.

**Bedroom One** - 11'7" x 10'10" (3.53m x 3.3m)

UPVC double-glazed windows to front elevation enjoying a woodland outlook, stone walling, radiator, door leading to:

**Ensuite Wet Room** - 7'3" x 7'1" (2.2m x 2.16m)

UPVC double-glazed window to side elevation, wood beams, tiled walls, stone walls low-level push button WC, shower unit with rainfall shower head, Belfast wash hand basin, heated towel rail.

**Lobby** - 6'2" x 9'9" (1.88m x 2.97m)

UPVC double-glazed window and door to rear elevation leading to patio garden, period stone features, door leading to:

**Bedroom Three** - 15'5" x 11'9" (4.7m x 3.58m)

UPVC double-glazed window to side elevation, exposed wood beams, radiator, door leading to:

**Hall** - 7'1" x 5'8" (2.16m x 1.73m)

Under-stairs storage.

**Bathroom** - 10'1" x 11'5" (3.07m x 3.48m)

UPVC double-glazed window to side elevation, roll top freestanding bath, walk-in double shower, tiled splash backing, low-level push button WC, heated towel rail, vanity wash hand basin.

**Attic/Loft Room** - 20'9" x 8'9" (6.32m x 2.67m)

Additional storage.

**Outside** - A separate garden plot enjoying an elevated position with far-reaching countryside and valley views. Offering a peaceful outdoor retreat, the plot features a variety of established planting, mature shrubs and flower borders, together with a raised decked seating area ideal for relaxing and taking in the picturesque surroundings.

The plot also benefits from a useful garden studio/summerhouse and greenhouse, providing excellent potential for gardening, hobbies or additional outdoor entertaining space.

**Agent's Notes** - This property is a traditional stone and brick construction, located in an area with no flood risk. It has direct connections to mains electricity, gas, drainage and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 15 Mbps, Superfast at 79 Mbps. Mobile service coverage is very good. Currently, there are no planning permissions in place for this property or any nearby properties. The property involves a shared access over the parking area to the rear which allows access on foot only and NOT vehicle access. There are no rights of way access involved with the property. Please note that we have been advised the property needs new roof coverings and has damp.

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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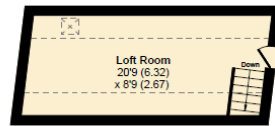
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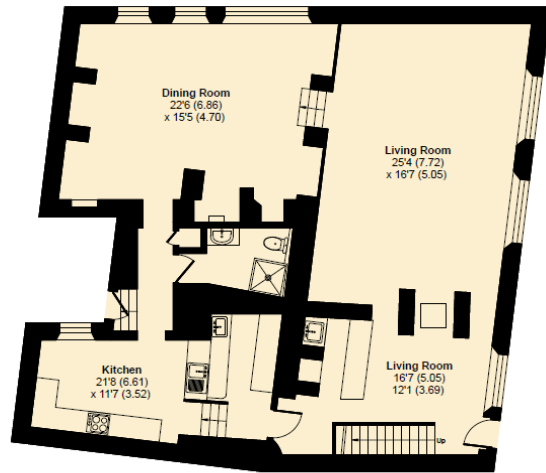
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Approximate Area = 2858 sq ft / 265.5 sq m (excludes outbuilding)  
 Limited Use Area(s) = 81 sq ft / 7.5 sq m  
 Total = 2939 sq ft / 273 sq m  
 For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Directions

From Ilfracombe High Street with our office on your right-hand side continue out of the town passing through Hele Bay onto Combe Martin. Upon reaching the village continue along the High Street; as it becomes Victoria Street continue along this road a short distance, taking a left-hand turn onto Skirhead Lane where the parking can be found taking the first-right hand turn.

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

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Email: [ilfracombe@bopproperty.com](mailto: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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

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for a free conveyancing quote and  
mortgage advice.



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