

STAGS

Horizon

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Combe Martin, Ilfracombe, Devon, EX34 0AP

Village amenities & the beach within walking distance. Barnstaple - 11 miles. Woolacombe - 12 miles

A semi detached period property situated in an elevated position within a 'stones throw' from Newberry Beach

- 'A Stones throw' from the Beach
- Four bedrooms (1 En-Suite)
- Outside seating area with front line sea views
- No Chain
- Fantastic Sea Views
- Spacious & well presented accommodation
- Parking for 2 cars
- Freehold

Guide Price £495,000

SITUATION & AMENITIES

The views are the wow factor of this property, which fronts Newberry Beach. Dogs are permitted on Newberry Beach, but not on the adjacent Combe Martin beach. Most of the principal rooms enjoy spectacular views over Combe Martin Bay and towards Lester Point and Hangmans Hill. Combe Martin village is within easy walking distance and in addition to its hilly coastline and sheltered beach, offers a variety of shops catering for day-to-day needs, including the award winning Bobbies cafe less than 200m away. The South West Coast Path passes right by the front door, allowing access to miles of walks along the the stunning coastline, and the start of Exmoor National Park can be found just the other side of the car park in Combe Martin. The property is within 20 minutes drive of many centres, including the coastal town of Ilfracombe, about 5 miles. The regional centre of Barnstaple is a little further, with excellent shopping facilities, including many of the well-known high street stores, and out of town superstores. The surrounding countryside and coastline provide excellent recreational facilities, with lovely wide-open beaches at Croyde, Putsborough, Saunton and Woolacombe.







DESCRIPTION

Horizon is a semi-detached period property suited in an elevated position on a quiet 'no through' road enjoying stunning and unspoilt sea views, and is literally within a stone's throw of Newberry Beach. The property offers spacious accommodation arranged over three stories, raised patio area to the front of the house, enclosed courtyard to the rear and two private parking spaces.

ACCOMMODATION

Front door to entrance porch with original tiled flooring, partly glazed door to entrance hall, with original flooring continued. kitchen with tiled flooring, base units with granite worktops, space for white goods, integrated ceramic sink with drainer, electric oven with gas hob and extractor hood over with stainless steel splashback, cupboard housing combi-boiler. Velux sky light and built-in cupboard space, external door to rear patio area and parking. Under-stairs WC with tiled flooring and small ceramic sink. The living room offers a large sash bay window with uninterrupted beach and sea views, wooden floor and original fireplace. Dining room with wood laminate flooring, space for large dining table, original fireplace with wooden surround. Stripped wooden stairs to:

Bathroom with laminated flooring, partly tiled and painted walls, side panel bath, corner shower with glass shutters, WC and matching sink. Bedroom 2 is a double room, carpeted, original corner fireplace with wooden surround, sash window to the rear. Bedroom 1 is another double room with original fire place, large sash windows and glazed French door to the balcony enjoying fantastic views over Newberry beach and the sea.

On the third floor is a shower room with tiled flooring and walls, WC, ceramic sink, heated towel radiator and corner shower. Bedroom 3 is a double room with sash windows with views and includes a fully tiled shower ensuite. Bedroom 4 finishes off the accommodation and also enjoys those fine views.

OUTSIDE

To the rear is a private patio area ideal for storage and seating, steps to 2 parking spaces and at the front of the property is a elevated patio area taking advantage of the stunning beach and sea views.

SERVICES

All mains connected. Gas C/H

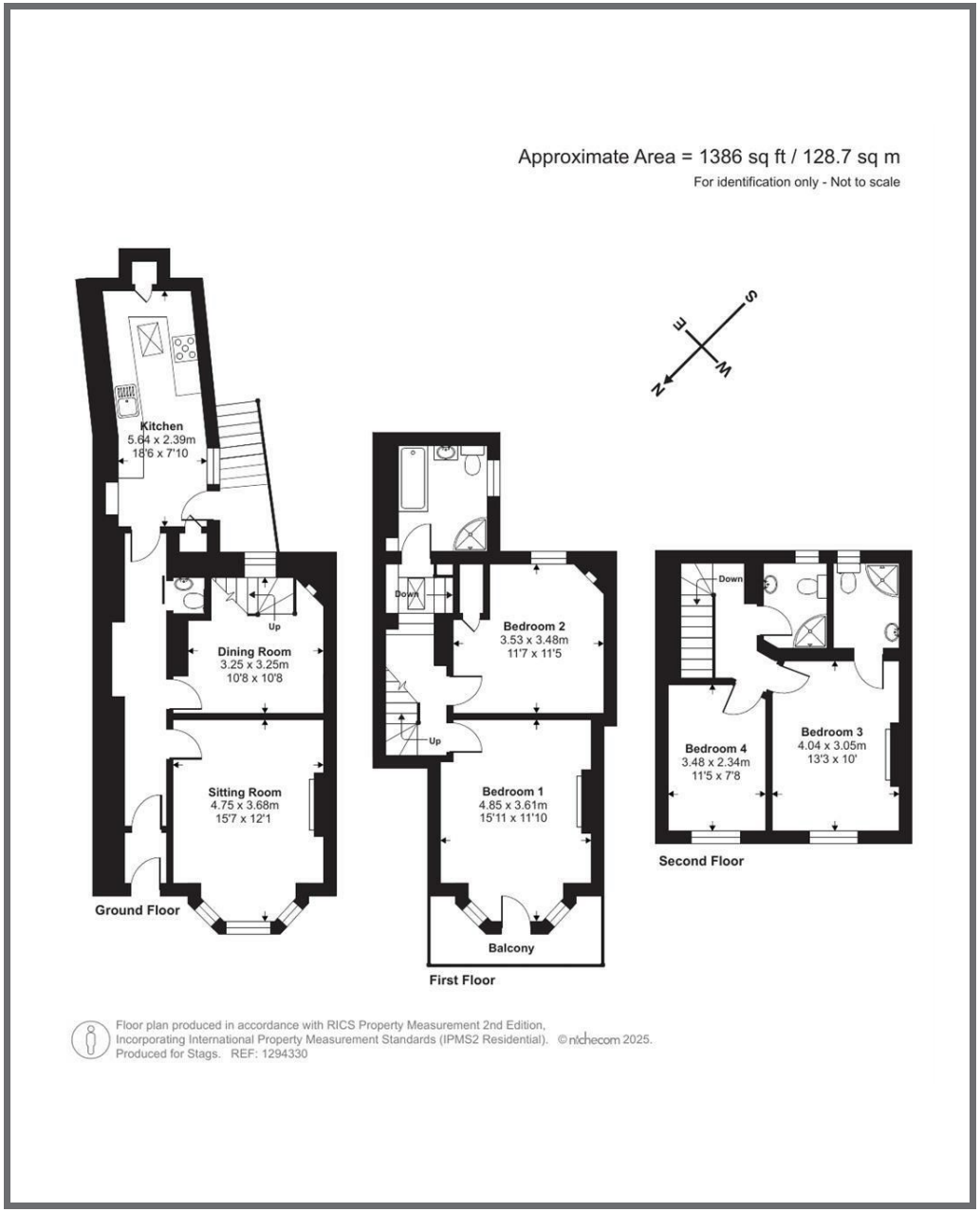




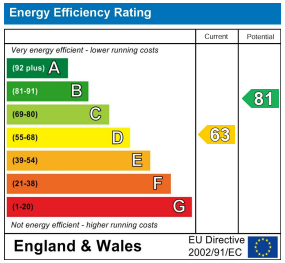


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