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Newberry Beach House, Newberry Road
Combe Martin, EX34 0AP

A delightful detached 4 bedroomed cottage, literally on the beach and adjacent to the South West Coast Path

Combe Martin Village Walking Distance. Ilfracombe 5 miles. Barnstaple 12

- 4 Bedrooms, 3 Bath/Showers • 2 Reception Rooms • Conservatory • Kitchen
- Garden & Detached Garage • Balcony and deck on beach • Position!
- Position! Position! • Produces healthy income •

Guide price £525,000

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SITUATION AND AMENITIES

The views are the wow factor of this unique property which nestles right on a beach in Combe Martin at the heart of the North Devon Area of Outstanding Natural Beauty, at the rear of the property, the garden gate leads directly onto Newberry Beach, which provides excellent rock pool fishing for inquisitive children. Newberry Beach is adjacent to Combe Martin Beach, which is larger, and sandier. Dogs are permitted on Newberry Beach, but not on the adjacent Combe Martin beach. One of the main attractions of the Beach House, is not having to walk along, or cross any roads to get to the beach, in fact, at low tide, you can walk directly from the back garden to the local pub via the beach without stepping on a road, or a pavement. The front garden gate of the cottage leads directly onto the south west coast path, which provides walks with unrivalled views of some of the most breathtaking scenery in the UK. You are therefore flanked by the beach at the rear, a footpath to the beach at the side, and fresh water stream on the opposite side, and the South West coast path at your front gate. The property is also literally adjacent to the marker denoting the boundary between the parishes of Berrynarbor and Combe Martin. 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. 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.

The Exmoor National Park provides endless bridleways and footpaths for those who wish to ride and walk and appreciate the dramatic rugged coastline and countryside.

DESCRIPTION

Understood to have been originally built in the Edwardian era, but extended to the rear in subsequent years, the property presents elevations principally of colourwash render with typical timbered gable ends beneath a slate roof. The property has been sympathetically improved to combine modern refinements with original character features, and although double glazed at the rear, some of the original front windows have purposely been retained. The accommodation is arranged over

two floors, and is quite versatile. The fourth bedroom on the ground floor, with its own en-suite could accommodate guests, or an in-law, or be utilised as a study.

The current owners have utilised the property as a second home, as well as renting it out, and using their own website, achieved about a high occupancy rate.

Newberry Beach House would make an excellent second home, or indeed a principal residence.

The accommodation, layout and measurements are more clearly shown on the accompanying floorplan, but comprise:

FRONT DOOR

With bevelled edged glass panels inset and windows either side to

ENTRANCE HALL

Coats pegs. Meter cupboard. Glazed inner door to

DINING ROOM

Open fireplace with antique pine surround, stone hearth. Three wall light points.

Glazed door to sitting room which opens out into the conservatory area, and from where there is a superb outlook across the beach and sea beyond.

SITTING AREA

Features a brick fireplace with substantial wooden beam above fitted coal effect gas fire and brick hearth. Plate rack. Two wall light points. Open archway to

CONSERVATORY AREA

Fully double glazed, with pair of French doors to terrace. Galleried surround, ideal as an external dining room, and with a gate giving direct access onto the beach.

Returning to the dining room, the

KITCHEN

Is fitted with a good range of modern wood effect units, with grey wood trimmed Formica work surfaces, there are ample drawers and cupboards, matching wall mounted cupboards, 1.5 bowl single drainer stainless steel sink unit. Fitted appliances include an Indesit dishwasher, Diplomat electric oven, 4 ring gas hob with stainless steel extractor hood above and tiled splash backs, built in cupboard housing space for fridge / freezer and shelving. Cupboard housing Vaillant wall



mounted gas fired boiler for central heating and domestic hot water. Further built in cupboard housing plumbing for washing machine. Gas meter cupboard.

Double glazed window. Concealed spotlights. Vinyl covered flooring. Built in cupboard under stairs.

Returning to the entrance hall, an arched doorway leads to

BEDROOM 4

Which is a bright double aspect room, with double glazed windows and double glazed door onto small balcony overlooking the fresh water stream, with views to the sea beyond. Half vaulted ceiling.

EN-SUITE SHOWER ROOM

Fully tiled cubicle, Mira shower unit, low level WC, pedestal wash hand basin, mirrored splash backs, walls tiled to three quarter height, double glazed window.

As previously intimated, this room could possibly be utilised as guest bedroom, ground floor room for in-law, or adapted to a study.

FIRST FLOOR LANDING

BEDROOM 1

Original open fireplace, with wooden mantle above and original tiled hearth.

Pedestal wash hand basin, splash back with fitted adjustable mirror, strip light / shaver point above. Trap to loft. Picture rail. Double glazed door with matching side panels to galleried balcony, with room for table and chairs and the best view in the house over the beach and sea beyond.

BEDROOM 2

Original open fireplace. Double glazed window.

EN-SUITE SHOWER ROOM

Recently refitted with fully tiled cubicle, shower unit, pedestal wash hand basin, tiled splash back with oval wall mirror above, low level WC. Airing cupboard housing pre lagged cylinder. Double glazed window.

BEDROOM 3

Double glazed window.

FAMILY BATHROOM

Modern suite incorporating acrylic slipper bath on ball and claw feet, telephone style hand held mixer tap / shower attachment, low level WC, glass toiletries shelf, pedestal wash hand basin. Adjustable mirror above. Strip light / shaver point.

Double glazed window with views to the sea. Half tiled walls. Tiled flooring. Painted beamed ceiling.

OUTSIDE

To the front, there is a Detached Garage.

DETACHED GARAGE

There is an up and over door and as the garage is of irregular shape, there is ample space for a work bench.

Immediately adjacent, a pedestrian gate leads from the road, via a pathway, and steps to the front door. The pathway is flanked by areas of lawn, mature shrubbery, crossed by a rustic archway clad in well-established roses. There is a terrace and a clothes drying area, a rustic pergola, and the garden is bounded on one side by the wall adjoining the coast path, and on the other by mature shrubbery adjoining the stream.

LOCAL AUTHORITY

North Devon District Council, Civic Centre, North Walk, Barnstaple, Devon. 01271 327711.

DIRECTIONS

As you drop down into Combe Martin, with the bay and sea ahead of you, pass through the village and with the sea to your right, climb the hill passing the car park on your right hand side. Shortly after the car park, bear right into Newberry Road (be careful because it is easily missed). Drop down Newberry Road, which is a no through road, and the property will be found on the right hand side.

SERVICES

All mains services. Gas fired central heating.

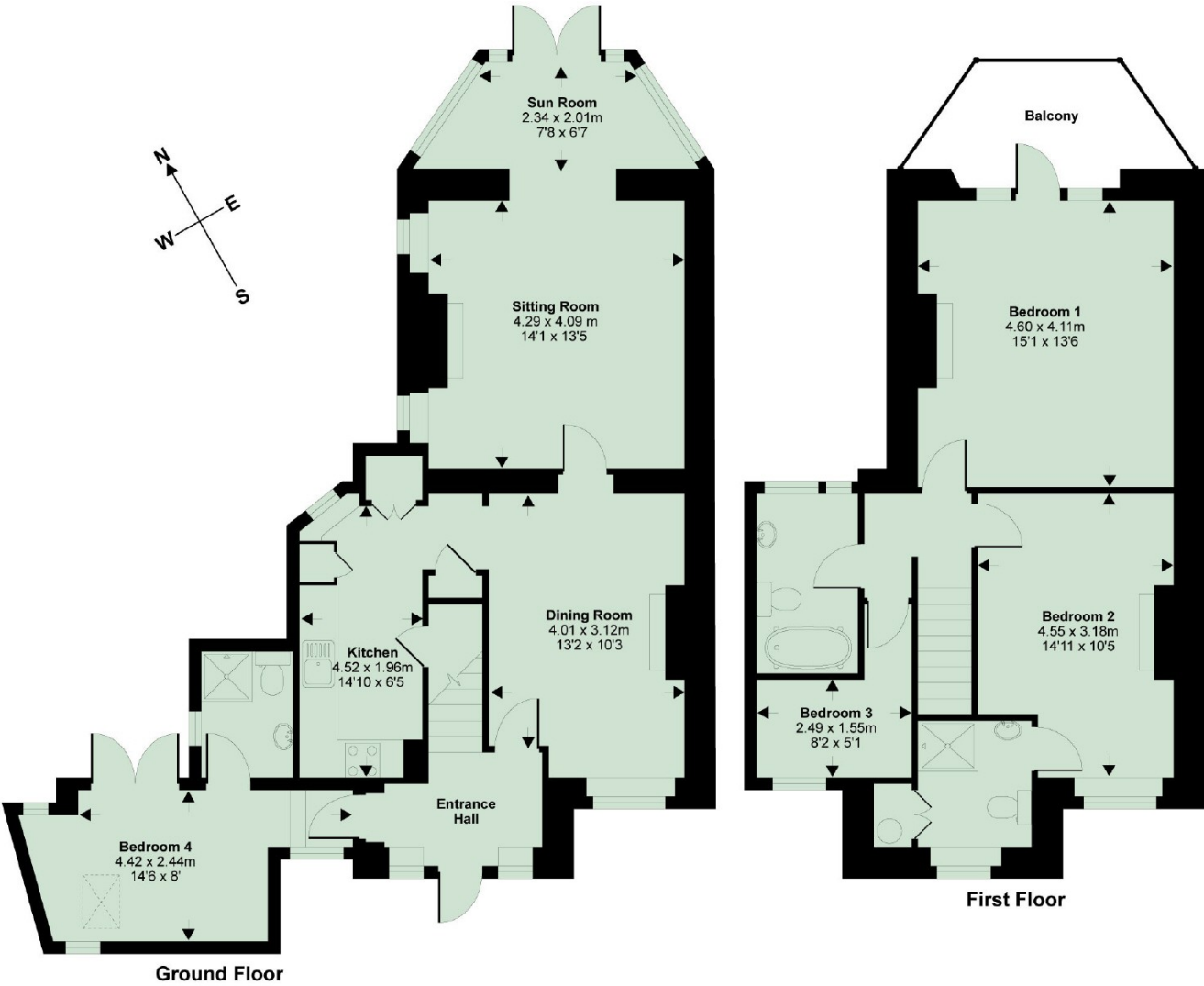
WEB FIND

37134



Newberry Beach House

Approx gross internal area: 124.9 sq m / 1345 sq ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	