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ORILLIA, WEST CHALLACOMBE LANE

Combe Martin, Ilfracombe, Devon

£425,000 FREEHOLD

Predicted Rental Income
£1250pcm

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Nestled in a peaceful, elevated position in the sought-after coastal village of Combe Martin, this beautifully presented 4 bedroom detached bungalow boasts panoramic countryside and sea views. Offering generous living space, flexible accommodation, and a private garden, it's the perfect coastal retreat for families, retirees, or those seeking a home with income potential.

Ilfracombe Office: 48 High Street, Ilfracombe, North Devon, EX34 9QB **Email:** ilfracombe@webbers.co.uk

Key Features

- Elevated position with stunning countryside and sea views
- Spacious lounge/dining room with exposed beams and sliding doors
- Well-equipped kitchen with direct access to the rear garden
- Four generous bedrooms, each with unique outlooks
- Modern bathroom, separate shower room, and utility with AirBnB potential
- Private gardens, detached garage, and ample off-road parking

Overview

Set in an elevated and peaceful position in the popular coastal village of Combe Martin, this charming detached bungalow offers stunning far-reaching views across rolling countryside and out to sea. Well presented and generously proportioned, the property combines comfort, space, and versatility—ideal for families, retirees, or those seeking annex potential.

A welcoming entrance hall leads into a spacious lounge/dining room featuring exposed beams, a fireplace, and large sliding doors that flood the room with natural light and frame the stunning views due to the elevated ceiling line.

The kitchen sits at the rear of the home with fitted units, integrated oven and hob, and ample space for appliances. A door leads directly to the rear garden, making it practical for everyday use. There are four well-sized bedrooms, including a rear-facing master with fitted wardrobes and garden views. One bedroom offers sea glimpses, while another enjoys countryside vistas—each room offers its own unique perspective. A modern family bathroom and a separate shower room serve the bedrooms, ensuring convenience and comfort for all. The spacious utility room, with its own external access, currently acts as an AirBnB in conjunction with one of the bedroom and bathroom









The south-facing rear garden is mainly laid to lawn—private, sunny, and perfect for relaxing or entertaining. The large front garden includes a lawn and raised patio seating area, perfectly positioned to take in spectacular views over Combe Martin and the sea beyond. A detached single garage and private driveway provide ample off-road parking. This well-maintained bungalow offers coastal living at its best—space, views, and flexibility, all within reach of beaches, shops, and Exmoor National Park.











The Area

Combe Martin is a picturesque village located on the North Devon coast of England, nestled between steep hills and offering stunning views of the Bristol Channel. Known for its narrow, winding streets and charming cottages, the village has a rich history that includes mining and maritime heritage. Today, Combe Martin is a popular destination for visitors seeking coastal walks, tranquil beaches, and a friendly, relaxed atmosphere. The nearby Exmoor National Park adds to its appeal, making it an ideal spot for nature lovers and those looking to experience the beauty of the Devon countryside.





Services and Utilities

All services are mains connected. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

Directions

Applicants are advised to proceed from our offices in an easterly direction heading out of the town on the main A399 sign posted Combe Martin. Follow along this road for approximately 5 miles and proceed down the hill into the village. Continue past the sea side and beach and proceed up through the main village high street for approximately 1 mile taking the left hand turn into Shute Lane. Take the next left hand turn onto West Challacombe Lane, where Orillia will be found on your right hand side.

View this property

Please contact our Ilfracombe Office on 01271 863091

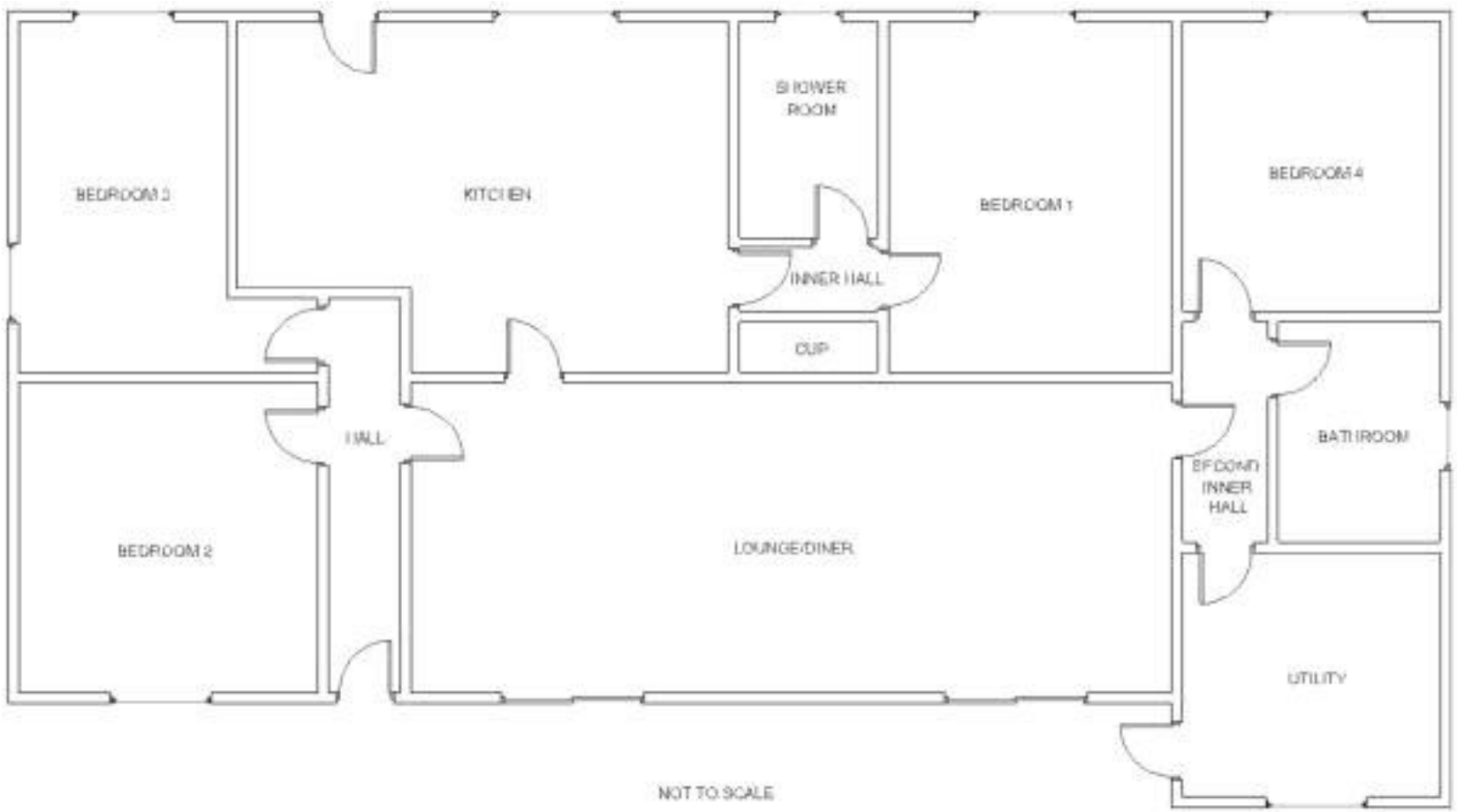
VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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Viewing

Please contact our **Ilfracombe** office on **01271 863091** if you wish to arrange a viewing appointment for this property or require further information.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk
Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. **We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting** https://checker.ofcom.org.uk

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