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COMBE VIEW, CAIRN ROAD

Ilfracombe, Devon

£415,000 FREEHOLD

Predicted Rental Income £1400pcm



Occupying an elevated position along the sought-after Cairn Road, Combe View is a spacious four-bedroom detached home enjoying impressive views across Ilfracombe towards the Bristol Channel and surrounding coastline. The property offers four double bedrooms, generous open-plan living accommodation, landscaped tiered gardens with full-width decking, off-road parking for two vehicles and a detached garage.

Ilfracombe Office: 48 High Street, Ilfracombe, North Devon, EX34 9QB

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Key Features

- Sought-After Elevated Coastal Location
- Impressive Town & Bristol Channel Views
- Four Double Bedrooms
- Spacious Open-Plan Lounge/Dining Room with log burner
- Landscaped Tiered Gardens with Full-Width Decking
- Off-Road Parking for Two Vehicles & Detached Garage

Overview

Occupying an elevated position along the highly regarded Cairn Road, Combe View is an attractive and generously proportioned four-bedroom detached residence enjoying impressive views across Ilfracombe, towards the Bristol Channel and the surrounding coastline.

The property offers spacious and versatile accommodation arranged over two levels, with all four bedrooms being doubles and the lower floor providing excellent flexibility for family living, guests or those working from home.

The main entrance opens into a particularly generous hallway which immediately gives a sense of the space available throughout the home. From here there is access to two well-proportioned double bedrooms together with the principal living accommodation.

A real highlight of the property is the spacious open-plan lounge/dining room. This is a bright and inviting living space with ample room for both comfortable seating and a full-size dining table, making it ideal for everyday family life and entertaining. A large picture window takes full advantage of the property's elevated position, framing the attractive outlook across the town and towards the Bristol Channel. A log burner creates a warm and inviting space on colder evenings.





The modern fitted kitchen provides a practical and well-presented workspace with a good range of storage and preparation areas. The main floor is completed by a spacious four-piece family bathroom comprising a bath, separate shower enclosure, wash hand basin and WC.

The lower level provides two further double bedrooms, one of which is currently used as a home office, demonstrating the flexibility of the accommodation. A lower hallway provides direct access outside onto the full-width decked terrace, creating an excellent connection between the internal accommodation and the rear garden.

The outdoor space is another particularly appealing feature of Combe View. The full-width decking provides a generous area for outdoor seating, dining and entertaining, whilst the tiered rear garden offers a combination of established landscaping and usable family space. The lower tier is level and laid to lawn, providing an ideal area for children, pets or simply relaxing outdoors.

To the front, the property benefits from off-road parking for two vehicles together with a detached garage. The garage has the advantage of electric power and a modern fibreglass roof, providing useful secure parking, storage or workshop space.

The elevated setting allows the property to enjoy an excellent degree of outlook while remaining within convenient reach of Ilfracombe's wide range of shops, schools and everyday amenities. The town's picturesque harbour and seafront are also readily accessible, while the surrounding North Devon coastline offers an abundance of beaches, coastal walks and countryside.

Combe View represents an excellent opportunity to acquire a substantial detached family home in one of Ilfracombe's established residential locations, combining four double bedrooms, generous living accommodation, attractive gardens, ample parking and impressive town and coastal views.







The Area

Ilfracombe is a popular Victorian seaside town set along the dramatic North Devon coastline, renowned for its picturesque harbour, independent shops, cafés, restaurants and coastal scenery. The town offers a wide range of everyday amenities including schools, medical facilities and supermarkets, while also providing easy access to the renowned beaches of Woolacombe, Croyde and Saunton, Exmoor National Park and the South West Coast Path, making it an excellent base for enjoying both coast and 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

From our office on the high street, head in a westerly direction. Take a left hand turn at the roundabout and take the second right onto Station Road. Continue to the top of the hill and take a left hand turn on to Cairn Road. The property will be found on your left hand side.

View this property

Please contact our Ilfracombe Office on 01271 863091

**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE SELLING AGENT.**



Viewing

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



Lower Ground Floor



Ground Floor

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://checkerofcom.org.uk>

