



5a COMBE PARK

Ilfracombe, Devon

£450,000 FREEHOLD

Predicted Rental Income £1400pcm



A striking modern detached home built in 2017, 5A Coombe Park offers spacious and highly versatile accommodation arranged over three floors, with a superb open-plan living space, extensive bi-fold doors and far-reaching views towards Hillsborough, Hele and the Bristol Channel. Set along a private road, the property is further enhanced by a principal bedroom suite with private balcony, three additional bedrooms, a triple garage with workshop and a tiered rear garden.

Key Features

- Modern Detached Home Built In 2017
- Impressive Open-Plan Kitchen, Dining & Living Space
- Property-Wide Bi-Fold Doors Opening Onto A Large Front Terrace
- Far-Reaching Views Towards Hillsborough, Hele & The Bristol Channel
- Four Bedrooms Including Principal Suite With Balcony & En-Suite
- Triple Garage, Workshop & Tiered Rear Garden On A Private Road

Overview

Occupying a discreet position along a private road, 5A Coombe Park is a striking modern detached home, built in 2017 and offering an impressive combination of contemporary design, generous accommodation and far-reaching views. Properties of this style and calibre are rarely available in this particular location, making this a particularly appealing opportunity for buyers seeking something a little different.

The accommodation is arranged over three floors and has been thoughtfully designed to maximise both space and the outlook.

On the lower ground floor, the property benefits from an exceptionally generous triple garage, providing excellent parking and storage, which continues through into a useful workshop area. This substantial space offers considerable flexibility for car enthusiasts, hobbies, storage or those requiring practical workspace from home.

The main living accommodation occupies the floor above and forms the real heart of the property. A superb open-plan kitchen, dining and living area spans much of the width of the house, creating an impressive, sociable space ideally suited to modern family life and entertaining.





One of the standout features is the extensive set of bi-folding doors running across the front of the living area. These open directly onto a generous front terrace and allow the accommodation to connect effortlessly with the outside space, while also drawing in an abundance of natural light.

From here, attractive elevated views extend across towards Hillsborough and down towards Hele, with glimpses of the Bristol Channel adding to the coastal feel of the setting. The terrace provides an excellent space for outdoor dining, entertaining or simply enjoying the outlook.

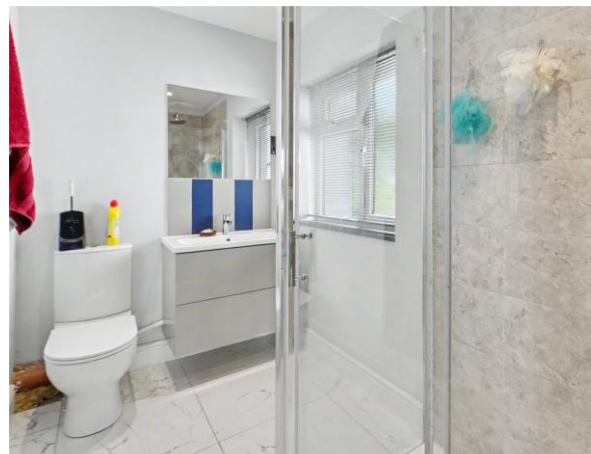
Also positioned on this floor is a fourth bedroom, which offers excellent flexibility and could equally be utilised as a home office, study, snug or guest room depending on individual requirements.

The top floor provides three further bedrooms. The principal bedroom is a particularly impressive suite, featuring a generously proportioned bedroom with direct access onto its own private balcony. The elevated position enhances the surrounding views and creates a fantastic private space from which to enjoy the setting. The principal bedroom is also complemented by its own en-suite shower room.

To the rear of this floor are two further comfortable double bedrooms, together with a well-appointed family bathroom.

Outside, the property is complemented by a tiered lawned rear garden, providing several usable areas for relaxing, entertaining or family use while remaining relatively easy to maintain.

Set within a private road and enjoying an unusual combination of modern architecture, substantial garaging, flexible accommodation and attractive coastal and countryside views, 5A Coombe Park represents a rare opportunity to acquire a distinctive contemporary home in a highly desirable setting.







The Area

Ilfracombe is a thriving North Devon coastal town, famed for its dramatic cliffs, historic harbour and beautiful seaside scenery. The town offers a wide range of everyday amenities including independent shops, cafés, restaurants, schools and supermarkets, together with a working harbour, beaches and a variety of leisure pursuits. It is also home to the renowned Landmark Theatre and Damien Hirst's striking 'Verity' statue, which overlooks the harbour. Surrounded by glorious countryside and coastline, Ilfracombe provides excellent access to nearby surfing beaches such as Woolacombe and Croyde, as well as the spectacular walks of Exmoor National Park.

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 along the High Street taking the A399 sign posted Combe Martin. Continue along this road on into Portland Street and continue up the hill turning right at the first set of traffic lights onto the New Barnstaple Road. Follow this road as it bears round to the right Combe Park is located on your right hand side. Follow this road up and the property will be found on your left hand side.

View this property

Please contact our Ilfracombe Office on 01271 863091

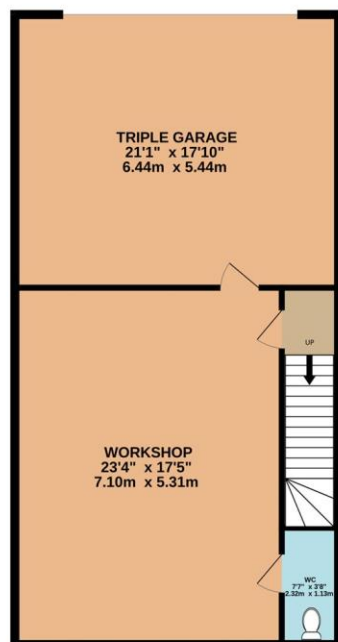
**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE SELLING AGENT.**



Viewing

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

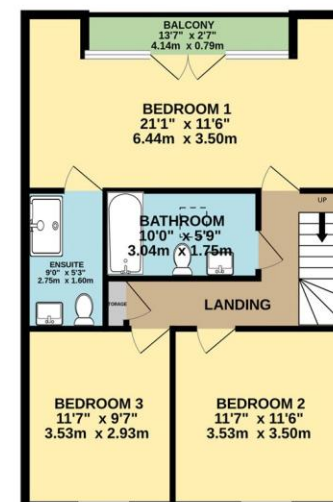
GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



2ND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



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>

