15, Knowle Gardens

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Combe Martin, Ilfracombe, Devon, EX34 0NW

Combe Martin shops & beach - within a short drive. Exmoor - 10 minutes. North Devon's surfing resorts - 30 minutes

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An individual detached residence offering generous & versatile accommodation - which could suit dual occupation or home & income - set in well established 1.22 acre gardens with delightful sea & valley views

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- Well presented accommodation
- OR Home with Self Contained Wing
- Secluded parklike gardens with pond & summerhouse
- Lovely valley views & to the sea.
- Council Tax Band F
- Suitable as either one large 5 bedroom home
- Ideal for relatives or guests (paying or otherwise)
- Double Garage & tandem parking for 4
- No upward chain
- Freehold

Asking Price £710,000

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SITUATION & AMENITIES

In an elevated position with extensive views into the valley, as well as glimpses of the sea, the property is situated towards the end of a no-through private road backing onto church glebelands. We understand that the views of the sunsets can be quite spectacular. Combe Martin offers a good range of amenities catering for day-to-day needs - including two small supermarkets, pubs, restaurants, health centre, and at the end of the High Street is Combe Martin Bay with its beach and access to wonderful coastal walks. The larger resort of Ilfracombe is less than 15 minutes by car, with Exmoor National Park being a similar distance. The famous surfing beaches of Woolacombe, Croyde, Saunton (also with Championship Golf Course) and Putsborough are all within about ½ an hour by car. Barnstaple - the regional centre - is also around ½ an hour away and houses the area's main business, commercial, entertainment and shopping venues, as well as district hospital. From Barnstaple there is access to the North Devon Link Road (A361) which leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The area is well-served by excellent state and private schools - including the renowned West Buckland private school.

DESCRIPTION

15 Knowle Gardens presents elevations of brick and stone cladding with double glazed doors and windows, beneath a part-tiled pitched and part-flat roof. We understand that the property was originally built in 1976 but has been extended and remodelled over subsequent years. The accommodation is bright, generous, spacious, versatile and well presented. This can be arranged as one large family home or for dual occupation. There is also home and income potential as there is a self-contained but intercommunicating two-storey annexe/wing, as well as scope to convert garaging/workshop to further accommodation (subject to planning). Within the main core and the Ground Floor the accommodation includes: HALL, THREE BEDROOMS, STUDY/BEDROOM FOUR, UTILITY ROOM and BATHROOM. At First Floor level: LANDING, CLOAKROOM, superb SITTING/DINING ROOM and KITCHEN/BREAKFAST ROOM. Within the ANNEXE at Ground Floor level: PORCH, HALL, CLOAKROOM, BEDROOM and SHOWER ROOM. At First Floor level: LANDING, SNUG with BALCONY off, SITTING ROOM, DINING ROOM/BEDROOM and KITCHEN. Externally there is an integral DOUBLE GARAGE with large WORKSHOP off and additional parking. The dwelling is complemented by mature, secluded landscaped parklike GARDENS of approximately 1.22 acres - including a POND and SUMMERHOUSE with power connected. This is a property which certainly needs to be viewed internally to be fully appreciated.

ACCOMMODATION

MAIN CORE

GROUND FLOOR

ENTRANCE HALL built in cloaks cupboard. STUDY fine views. UTILITY ROOM single drainer stainless steel sink unit, adjoining wood effect work surfaces, cupboards and appliance space under, plumbing for washing machine, appliance included, clothes airer above, Worcester wall-mounted gas-fired boiler for central heating and domestic hot water of the main core, further work surfaces and cupboards, opaque glazed door to side. BEDROOM recessed dressing table, clothes hanging recess with bamboo screen. BATH/SHOWER ROOM overlarge spa bath, tiled shower cubicle, low level wc, circular wash hand basin on wooden plinth, mirror fronted medicine cabinet, heated towel rail/radiator, part-tiled walls. BEDROOM fitted wardrobes to one wall, picture window to enjoy the fine views. BEDOOM clothes hanging recess with bamboo screen, second recess also with bamboo screen, wash hand basin with vanity cupboards beneath, fitted dressing table/desk with cupboards under.

FIRST FLOOR

LANDING. CLOAKROOM low level wc, pedestal wash basin, dado panelled walls to ¾ height. KITCHEN/DINING ROOM arranged in two distinct zones. The DINING zone features a picture window to enjoy the wonderful views. There is wood effect flotex carpet flooring throughout the room. Within the KITCHEN zone are an excellent range of units in a light blue theme, topped by rolled edge black work surfaces incorporating 1 ½ bowl Carron Phoenix moulded sink, integrated dishwasher, NEFF 4-ring gas hob, splashback, extractor fan , NEFF double oven, illuminated glazed fronted cupboard, integrated fridge/freezer, central island with work surfaces, cupboards, drawers and wine bottle storage below, picture windows with sea views, corner cupboard, linen cupboard, walk-in larder. SITTING ROOM a fabulous through double aspect room, featuring fireplace with pine surround, fitted coal-effect gas fire, wood effect flooring. Connecting door to the ANNEXE WING (or a continuation of the property as one dwelling). SNUG with French doors to BALCONY. INNER LANDING. DINING ROOM/BEDROOM picture window, fine views. SITTING ROOM brick fireplace, tv shelf to left-hand side, picture window, fine views. KITCHEN 2 in a white theme topped by wood effect work surfaces, incorporating double drainer stainless steel sink unit, Bush freestanding electric oven and gas hob, extractor fan, Beko dishwasher, cupboard housing 2nd Worcester wall mounted gas-fired boiler for central heating and domestic hot water, built-in shelved larder cupboard, central island/breakfast bar with cupboards and drawers beneath, wood effect flooring. From the LANDING a staircase descends to the GROUND FLOOR of the ANNEXE where there is a PORCH and glazed door to ENTRANCE HALL with built-in shelved storage cupboard. BEDROOM picture window, double built-in wardrobe, SHOWER ROOM with shower cubicle, drench and handheld units. wash basin & vanity unit, Separate WC with wc and pedestal basin.

OUTSIDE

Integral DOUBLE GARAGE with electric roller door, power and light connected. WORKSHOP to rear with door to OUTSIDE. There is also tandem parking for four vehicles, with double gates leading to the GARDEN, where parking could potentially be extended. The FRONT GARDEN below the drive is a grass bank, interspersed with mature specimen shrubs – including rhododendron, hydrangeas and firs. Most of the lower drive is owned by the property, with a neighbour having right of way across it. Below this is a further row of shaped conifers and an additional strip of natural GARDEN. Immediately to the right and rear of the property is a WALLED COURTYARD, entered through a rustic arch clad with roses. There is a metal framed PERGOLA providing shade. A TERRACE wraps around to the rear of the property, where there is a water tap and pedestrian access at the other side of the house. It would be possible to define separate areas of courtyard to serve each side of the property, as required. Beyond the COURTYARD to the right, a slope leads up to the main REAR GARDEN - which is generally laid to lawn and interspersed with many mature specimen trees and shrubs including camelia, hydrangea, eucalyptus, phormium and firs, etc. There are shaped beds and borders, SEATING AREAS to enjoy different vistas and to follow the sun around. The timber SUMMERHOUSE has power connected. GREEN HOUSE also included. The ornamental FISH POND is an attractive feature (the fish are available by separate negotiation). A mature hedge screens yet a further LAWNED AREA.

SERVICES

All mains services connected. Central heating is by gas (two boilers serving the main house and annexe wing respectively). There is a security alarm fitted.

SPECIAL NOTES

All fitted blinds and curtains are included. Some of the contents may be available by separate negotiation if required. The ride-on lawnmower is also available by separate negotiation.

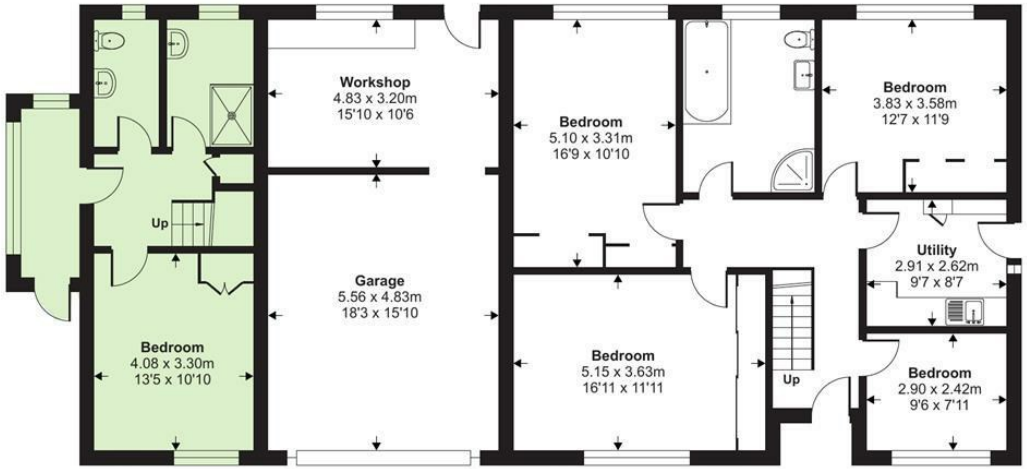
DIRECTIONS

With your back to the sea front at Combe Martin, proceed through the village for about 1 ½ miles. Turn right into Church Road (shortly after the Castle Pub) and follow this road, passing the church on your right. Go around the left-hand bend and Knowle Gardens is on your left. Proceed through Knowle Gardens and as you rise up into the development, bear left at the top and onwards. The property is the last house you come to.

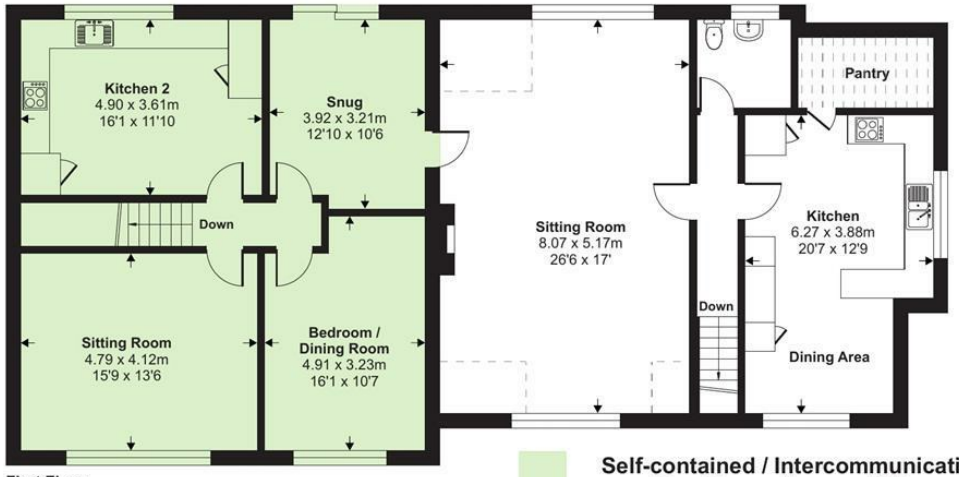
N
W E
S

Denotes restricted head height

Approximate Area = 2918 sq ft / 271 sq m
Limited Use Area(s) = 112 sq ft / 10.4 sq m
Garage = 459 sq ft / 42.6 sq m
Total = 3489 sq ft / 324 sq m
For identification only - Not to scale



Ground Floor 1 / 2



First Floor

Self-contained / Intercommunicating Two Storey Annexe / Wing

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1488848

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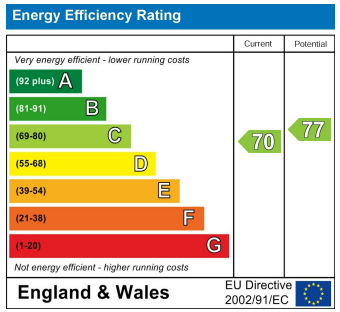

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