



Trentishoe Coombe











# Trentishoe Coombe Trentishoe

Parracombe, Devon, EX31 4QB

The Hunters Inn/restaurant & coast - within healthy walking distance. Combe Martin - 4.8 miles. Lynton & Lynmouth - 7 miles. Barnstaple - 30 minutes

A charming Grade II Listed detached period residence, offering generous & tastefully modernised accommodation together with landscaped & riverside gardens including pasture area - in all about 1.28 acres, set in a beautiful & timeless Exmoor hamlet

- 2800 sq ft including; Reception Hall, Cloakroom, Utility
- Kitchen/Breakfast Room
- Hot Tub, External Bar, Workshop
- Pasture/extra garden with extensive river frontage
- Council Tax Band F
- Sitting Room, Dining Room
- 5 Bedrooms & 4 Bathrooms (2 Ensuite)
- Ample Parking, Courtyard, Landscaped Gardens
- Internal inspection essential. Sensibly priced to sell
- No upward chain. Freehold

Guide Price £795,000

## Stags Barnstaple

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## The London Office

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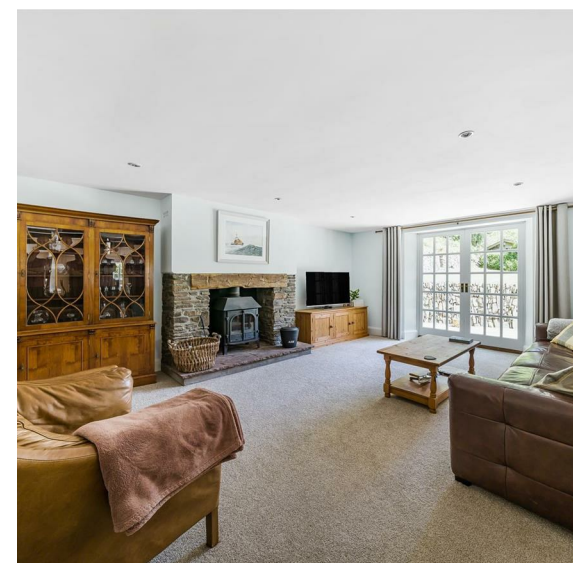
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## SITUATION & AMENITIES

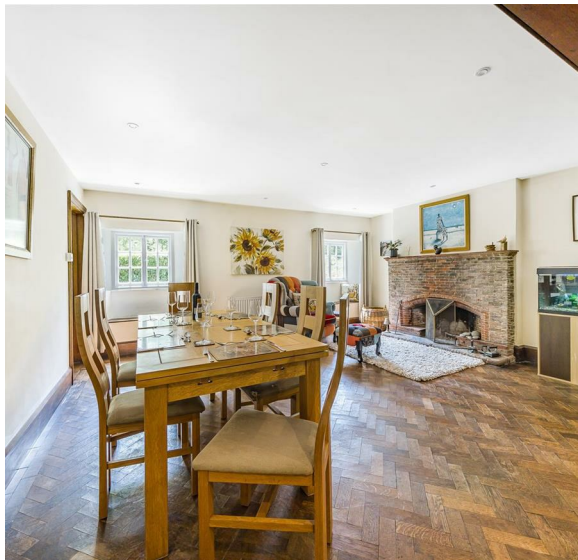
The property is beautifully located to the North western end of Exmoor National Park, fronting a quiet country lane set within its own landscaped gardens to the right of the dwelling. There are additional private gardens and riverside pasture opposite, and it lies within an unspoilt valley close to Trentishoe Common (owned by The National Trust), about a mile inland from the dramatic North Devon coastline. Trentishoe is midway between the twin coastal resort towns of Lynton and Lynmouth to the East, and the village of Combe Martin to the West. About  $\frac{3}{4}$  mile to the North is the ancient parish church, with the Hunters Inn at Heddons Mouth being just about  $\frac{1}{2}$  a mile or a healthy walk. Barnstaple - the regional centre - is about 15 miles or just over half an hour away to the South. At Barnstaple there is access to the North Devon Link Road (A361) which runs on to Jct.27 of the M5 Motorway in about a further 45 minutes or so, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. North Devon's famous surfing beaches (at Croyde, Putsborough, Saunton and Woolacombe) are all about  $\frac{1}{2}$  an hour away. There are extensive walks and bridleways on Trentishoe Common and the surrounding unspoilt countryside. The area is well served by excellent state and private schools, including the renowned West Buckland School.

## DESCRIPTION

Trentishoe Coombe is a substantial detached period property, which presents painted stone elevations beneath a slate roof. The property is Grade II Listed as being of architectural and historical importance. The current owner has sympathetically and tastefully modernised the property, where the characterful accommodation combines quality 21st Century refinements with many original period features. The house is complemented by an enclosed courtyard to the rear with hot tub and to the right are landscaped gardens, including an extensive sun terrace. Immediately across the road and opposite the house is an additional area of garden, accessed via separate pedestrian and vehicular gates, where there is ample parking and pastureland. Other external amenities include a quirky enclosed bar, shower/wc and extensive frontage to the River Heddon - crossed by a wooden bridge from the garden into the pasture area, an ideal venue for a marquee for those special occasions. The position is quite simply idyllic, timeless and tranquil. This is a property which certainly needs to be viewed internally to be fully appreciated.







## ACCOMMODATION

### GROUND FLOOR

ENTRANCE HALL with original flooring and a feature brick-built fireplace, leading through to the reception rooms. The spacious SITTING ROOM has a fireplace fitted with a log burner and French doors that open onto the SIDE GARDEN. There is also a further generous RECEPTION ROOM with wooden parquet flooring, an open fireplace and space for a dining table, as well as a seating area and study area. Also, on the Ground Floor the contemporary KITCHEN & BREAKFAST ROOM has sleek fitted units to the kitchen zone to base and wall level, topped by Corian work surfaces, as well as integrated appliances and space for a breakfast table. The kitchen also has French doors which open onto the enclosed COURTYARD area - providing ideal space for Al fresco dining and entertaining. The Ground Floor is completed by a CLOAKROOM and adjoining UTILITY - providing space for storage and appliances.

### FIRST FLOOR

From the LANDING there are five DOUBLE BEDROOMS, including a well-proportioned PRINCIPAL BEDROOM which has a DRESSING ROOM and an ENSUITE SHOWER ROOM. One further BEDROOM also has an ENSUITE, and the First Floor also includes a FAMILY BATHROOM and an additional SHOWER ROOM.

## OUTSIDE

Within the grounds across the lane from the property, there are OUTBUILDINGS including a SHED/WORKSHOP, a GARDEN SHELTER with BAR. There is also an electric car charging point.

## SERVICES

Mains electricity and water. Drainage is to a modern sewage treatment plant. Central heating is oil-fired with a below-ground oil tank.

## LOCAL AUTHORITY

Exmoor National Park.

## VIEWINGS

Please contact Stags to arrange a viewing appointment on (01271) 322833 or [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

## DIRECTIONS

From the outskirts of Combe Martin travel East on the A399. Within ½ a mile turn left signposted Trentishoe/Hunters Inn. Follow this road for about 3.5 miles and over country lanes. With the sea on your left and on to Trentishoe Common as you drop down into the tree line, you will arrive at a junction and a settlement of properties on your left. The 2nd of these is Trentishoe Coombe. The property's garden and parking is the land directly opposite, with frontage to the River Heddon. The property will be identified by our For Sale board.

## SPECIAL NOTE

The vendor owns the single storey detached period cottage and garden to the right of Trentishoe Coombe which they intend to retain. Furthermore, as one enters the vehicular access across the lane they intend to retain the kitchen garden and paddock below also. This has a separate pedestrian gated access. A suitable boundary fence will be erected in due course and this area will be separated from the existing deeds. However, this parcel of riverside land may be available to purchase by separate negotiation, subject to a buyer's requirements.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 74        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 48                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |







