

STAGS

Heathmoor







Heathmoor,

Holdstone Down, Combe Martin, Devon, EX34 0PF

Exmoor National Park on the 'door step'. Combe Martin Village/Beach 10 Minutes

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A 4 bedroom detached period residence with 1 bedroom ancillary accommodation, 4.8 acres & fine Exmoor views. Close proximity to the coast

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- Stunning Views
- Sits within approximately 4.8 acres
- Very well presented
- Would suit dual occupation or home & income
- Council Tax Band F
- Within Exmoor National Park
- Paddock & Woodland
- Adjoining Annex/Airbnb
- A rare commodity
- Freehold

Guide Price £1,100,000

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SITUATION & AMENITIES

Heathmoor lies within Exmoor National Park, on high ground, and enjoys a wide expanse of everchanging moorland views. The West Exmoor coastal path is close by and takes in 6 miles of towering cliffs and secluded coves, wooded river valleys and heather moorland - 'An area of outstanding beauty, a heritage coast and adjacent to National Trust land and a special site of scientific interest'. Popular destinations are Heddons Valley, between the hamlets of Trentishoe and Martinhoe, where the moor meets the sea below the Hunters Inn. The nearby villages of Combe Martin and Lynton & Lynmouth offer a good selection of local amenities, with the larger towns of Ilfracombe and Barnstaple offering a wider range of facilities and regional amenities. As the regional centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues as well as District Hospital. At Barnstaple, access can be gained, in a further 45 minutes or so, to Jct.27 of the M5 Motorway, where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Some of the regions best sandy surfing beaches are not far away at Croyde, Saunton (also with Championship Golf Course), Putsborough and Woolacombe.

DESCRIPTION

Heathmoor is a beautifully detached period residence set within the idyllic Exmoor National Park, enjoying a wonderfully private position on elevated ground with breathtaking, everchanging moorland views. The accommodation is well presented and highly versatile, featuring an attached annexe that offers excellent potential for multi-generational living, a home-and-income opportunity, or seamless integration into one spacious family home.

Outside, the property is complemented by meticulously maintained gardens, extensive parking, a double garage, greenhouse, and raised beds. In addition, there is enclosed pastureland and woodland, ideal for those seeking space, hobby farming, or equestrian use. In all around 4.8 acres.













ACCOMMODATION

The entrance hall features attractive wooden flooring and leads to a cloakroom with WC and sink. From the hallway, there is access to the beautifully updated kitchen, fitted with a range of modern units and a central island. Integrated appliances include a Neff double oven, microwave, Neff induction hob, fridge & freezer and a wine cooler. A separate utility room provides space for white goods, a storage cupboard and a door to the garden.

The dining room flows seamlessly from the kitchen and can also be accessed from the hallway. This generous space enjoys wonderful views and continues into the dual-aspect living room, complete with a central woodburner and further scenic outlooks. A conservatory adjoins the living room, offering French doors to the garden and additional views.

Upstairs, the First Floor landing leads to a double bedroom with built-in wardrobe and superb views, along with the principal bedroom which benefits from similar views and a stylish en-suite shower room with wc and sink. Two further bedrooms are also located on this floor, along with a family bathroom featuring a bath with shower over, wc and sink.

The annexe can be accessed internally via the ground floor hallway or externally through a private rear entrance. The ground floor includes a spacious living room with fireplace and woodburner, along with space for a dining table. The kitchen is fitted with wooden units, an inset sink, oven, electric hob and has a door opening onto the garden patio. Stairs lead to the first floor, where there is an airing cupboard and a double bedroom with built-in wardrobes. The bedroom enjoys a stylish, fully tiled ensuite shower room with wc and sink.

OUTSIDE & LAND

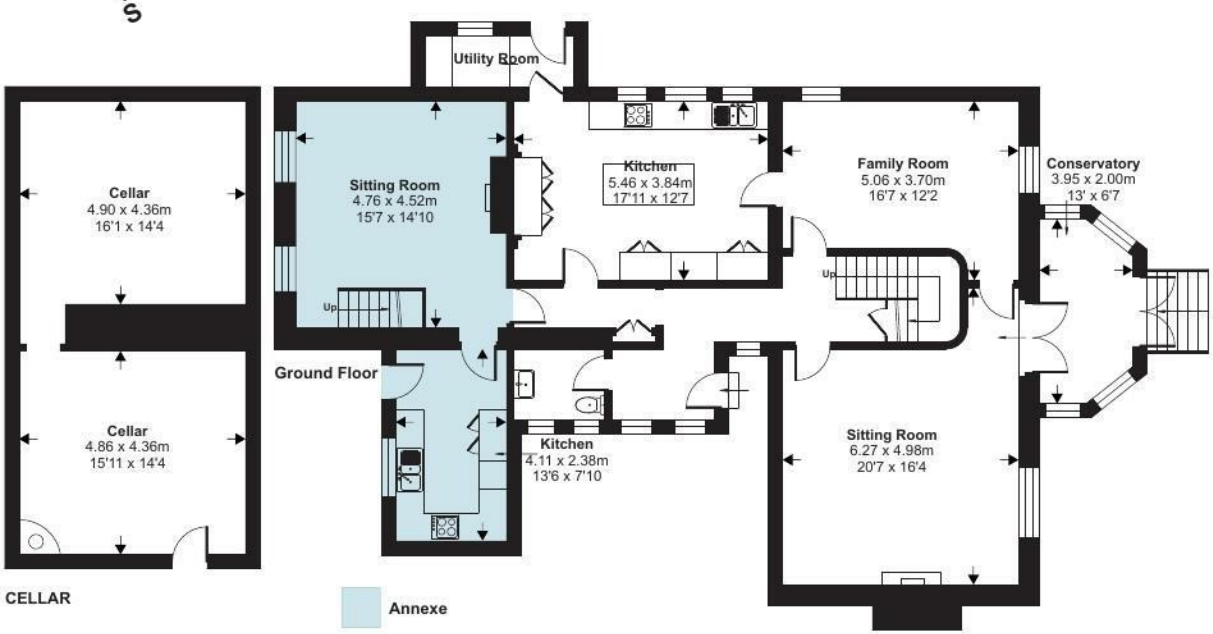
A gated entrance opens onto a sweeping gravelled driveway, leading to extensive parking and a double garage with one electric up-and-over doors and the other manual. The property enjoys wraparound gardens, thoughtfully landscaped with a variety of seating areas positioned to capture the sun and take in the stunning moorland views. A greenhouse sits to the side with raised beds in front, ideal for keen gardeners, while a charming summerhouse offers another peaceful spot to enjoy the outlook. Pedestrian gates and five-bar gates from road and garden provide access to the adjoining paddock which slopes down into the valley and into the woodland, complemented by an attractive pond with bench seating to enjoy this quiet and idyllic position. All sits within approximately 4.82 acres.

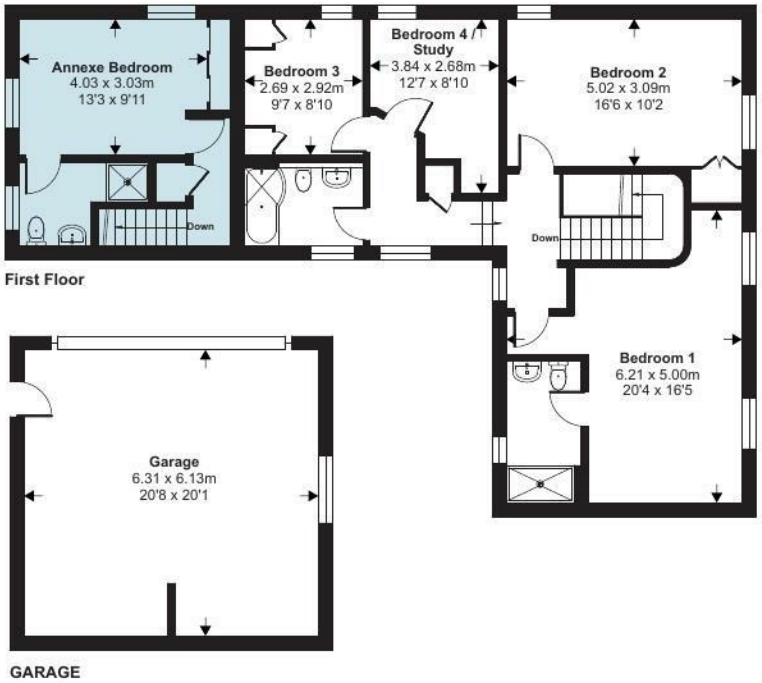
To the side of the house is access to the basement which could be used for storage, workshop, wine cellar etc.

SERVICES

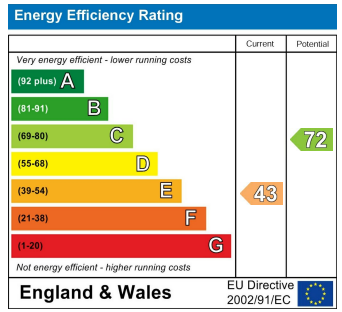
Mains electricity, private water and private drainage.
Oil fired central heating.

Approximate Area = 3107 sq ft / 288.6 sq m
Garage = 416 sq ft / 38.6 sq m
Total = 3523 sq ft / 327.2 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1446320



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