



# Trentishoe Coombe

Parracombe



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A characterful Grade II listed property which benefits from a detached cottage and approximately 2.54 acres, set in a beautiful valley in an Area of Outstanding Natural Beauty.

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Trentishoe Coombe, Trentishoe, Parracombe, EX31 4QB

Combe Martin 4.8 miles, , Lynton & Lynmouth 7 miles, Ilfracombe 10.3 miles, Barnstaple 14.8 miles, M5 (Jct 27) 43 miles, Exeter 50 miles, Exeter Airport 59 miles

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***Features:***

Main House: Sitting room | Family area, dining area and study | Kitchen/breakfast room | Utility Cloakroom | Principal bedroom with dressing room & en suite shower room | Four further bedrooms, one en suite | Family bathroom | Shower room | Shed/workshop | Garden bar | Garden shower room/WC | Garden | Approximately 2.54 acres | EPC rating E

Cottage: Living room | Kitchen | Bedroom  
Shower room | Garden | EPC rating E

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### *The property*

Trentishoe Coombe is a beautifully appointed period house that features an abundance of character, including impressive brick-built fireplaces, complemented by elegant, modern décor and fittings. The property benefits from a detached cottage with consent to be used as ancillary accommodation providing flexible accommodation options with excellent opportunities for multi-generational living or income potential. Our client is in the process of submitting a planning application to change the cottage from ancillary accommodation to a standalone private dwelling. Trentishoe Coombe is nestled in the heart of Exmoor's National Trust Heddon Valley with beautiful grounds of approximately 2.54 acres and river frontage.

A welcoming entrance hall with original flooring and a feature brick-built fireplace leads through to the ground floor reception rooms. The spacious sitting room has a fireplace fitted with a log burner and French doors that open onto the rear garden. There is also a further generous reception room with wooden parquet flooring, an open fireplace and space for a dining table, a seating area and a study area.

Also on the ground floor, the contemporary kitchen and breakfast room has sleek fitted units to base and wall level, Corian work surfaces as well as integrated appliances and space for a dining table. The kitchen also has French doors that open onto an enclosed courtyard area providing ideal space for al fresco dining and entertaining. The ground floor accommodation is completed by a cloakroom and an adjoining utility providing further space for storage and appliances. Upstairs there are five double bedrooms, including the well-proportioned principal bedroom which has a dressing room and en suite shower room. One further bedroom is also en suite, with the first floor also including a family bathroom and an additional shower room.

### *The Cottage*

The self-contained one-bedroom cottage provides further beautifully presented accommodation that comprises a welcoming sitting room with an inglenook fireplace fitted with a wood burning stove and a dual-aspect allowing for a wealth of natural light. There is also a fully equipped kitchen with a double oven and hob as well as a spacious double bedroom with a door onto the garden and a shower room. The cottage benefits from its own driveway and enclosed garden with views over the surrounding valley.

### *Outside*

Trentishoe Coombe is set in a magnificent position beside the River Heddon and surrounded by beautiful woodland and the slopes of the Heddon Valley. The garden includes a patio for al fresco dining and an area of lawn, while across the lane there are further beautiful grounds, with rolling meadows and a vegetable garden with the property enjoying approximately 2.54 acres in total. Outbuildings include a shed/workshop, a garden shelter with a bar and a garden shower room and WC.

### *Location*

Trentishoe Coombe lies in a peaceful and secluded setting in the beautiful Heddon Valley, a National Trust conservation area just moments from the north Devon coastline and the beach at Heddons Mouth. The Southwest Coast Path is close by providing breathtaking walking, cycling and riding routes along the coast as well as Exmoor National Park providing further excellent recreational opportunities. Facilities offered at Hunters Inn Hotel are within striking distance whilst the nearby village of Parracombe provides a local shop, a pub, a parish church and a primary, while the larger village of Combe Martin has a beautiful beach and a variety of amenities, including several shops, cafés, and restaurants.





A further five miles along the coast, the popular seaside town of Ilfracombe offers additional facilities, including large supermarkets and schooling options. The nearby A39 provides access to Barnstaple and the A361, for routes towards Exeter and the M5. Barnstaple station is 17 miles away offering direct services to Exeter and connections to London Paddington.

#### ***Directions***

From Exeter, take the A396 north away from the city, and after passing through Tiverton, take the A361 heading west towards Barnstaple. Follow the A361 for 19 miles, then at the North Aller Roundabout, the third exit onto the A399. Follow the A399 for 12 miles, then turn right onto the A39. After just more than 3 miles, turn left onto Broadoak Hill and after 2.2 miles, turn left onto Jose's Lane. You will find the property on the right.

What3Words///ruby.hospitals.quilting brings you to the property.

#### ***General***

**Local Authority:** North Devon Council

**Services:** Private water supply and mains electricity. Private drainage which we understand is compliant with current regulations. Superfast WIFI (speed excess of 100 mbps).

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb>

**Council Tax:** Band F

**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

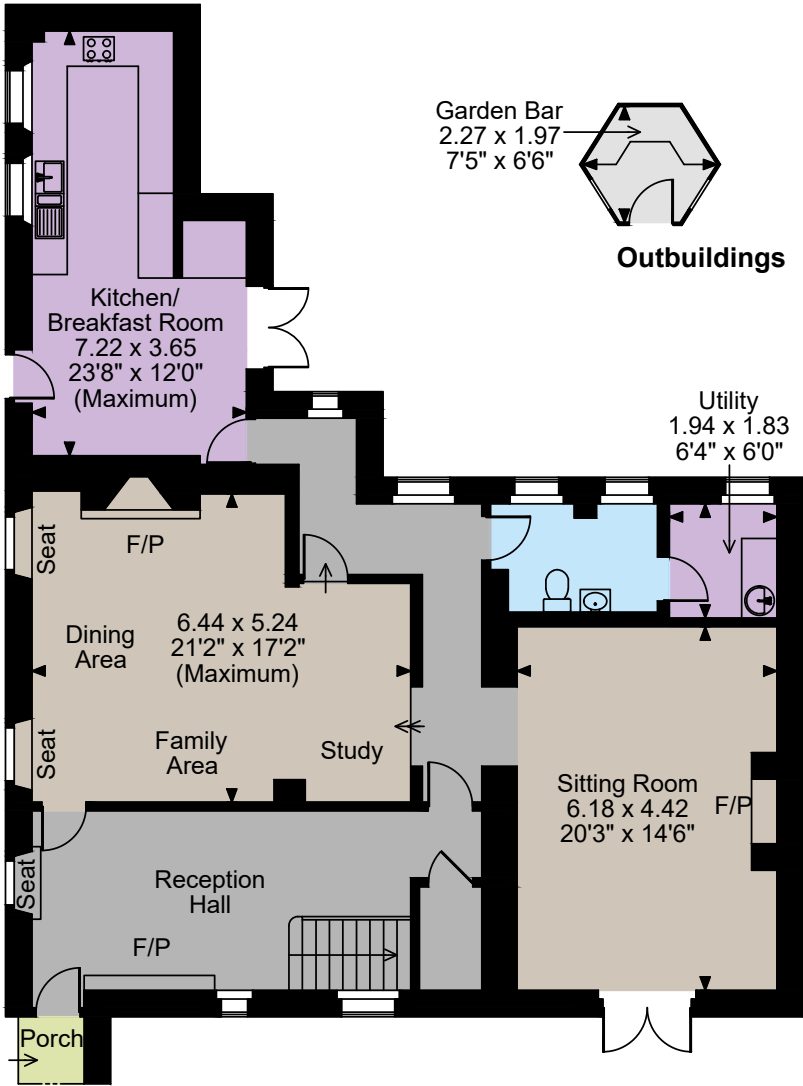
**Tenure:** Freehold

**Guide Price:** £900,000

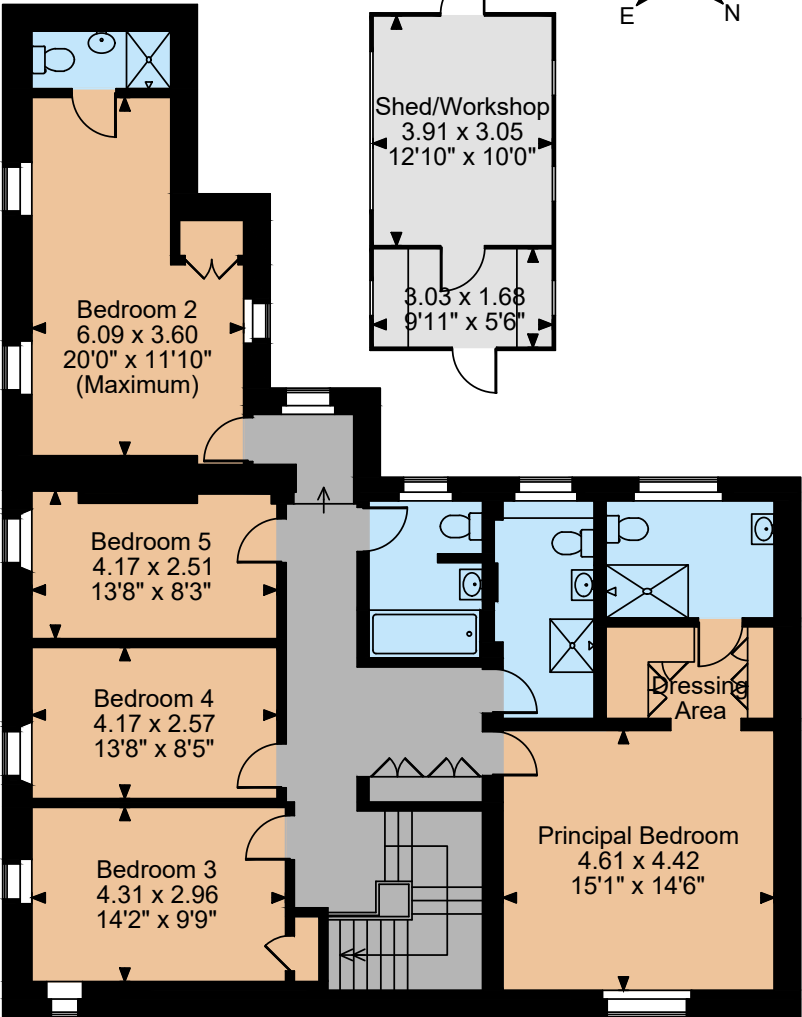




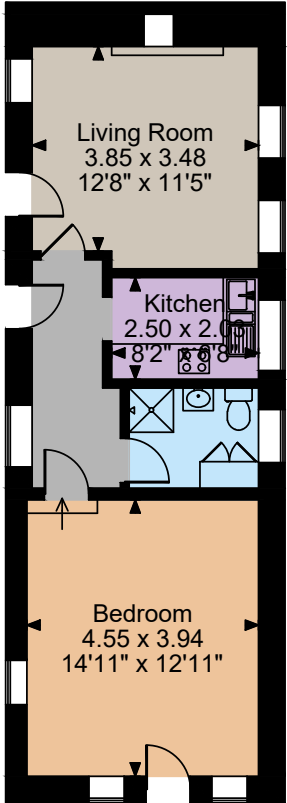
Main House internal area 2,844 sq ft (264 sq m)  
Shed/Workshop internal area 185 sq ft (17 sq m)  
Outbuilding internal area 64 sq ft (6 sq m)  
Cottage internal area 519 sq ft (48 sq m)  
Total internal area 3,612 sq ft (336 sq m)



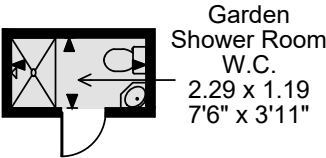
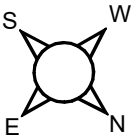
Ground Floor



First Floor



Cottage



The position & size of doors, windows, appliances and other features are approximate only.  
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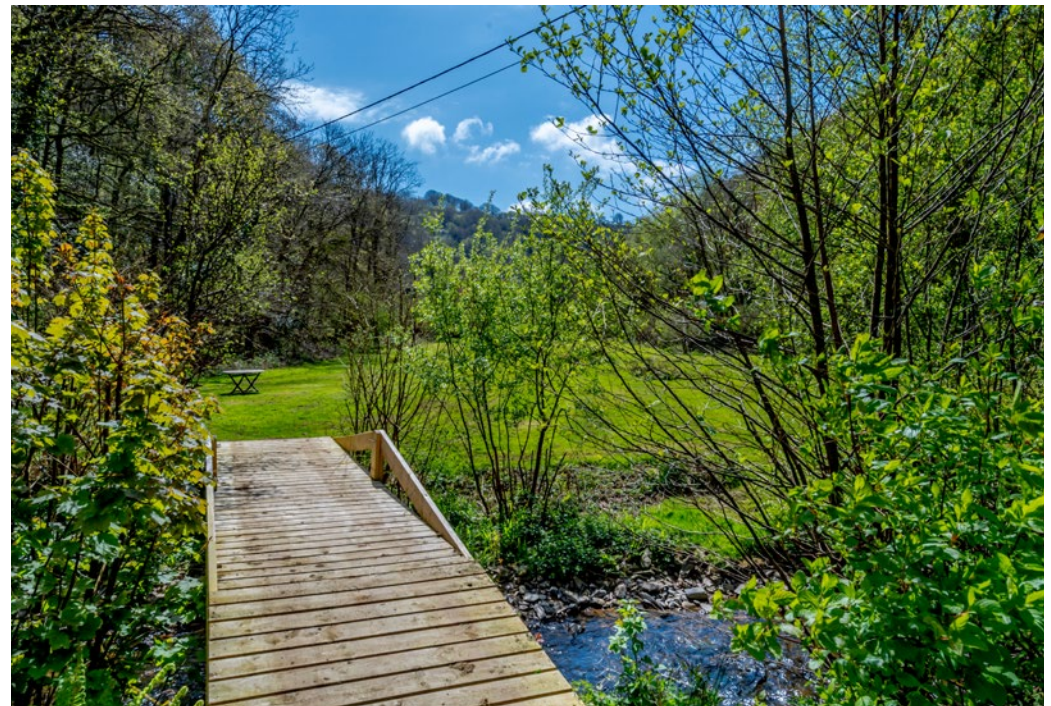
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