



Peacehaven





# Peacehaven

4 Portland Park, Ilfracombe, EX34 9HS

Beach/Town Centre/The Torrs all walking distance. Barnstaple 11 miles.

Spacious detached Art Deco style home enjoying stunning sea views, gardens, extensive parking and with planning permission for extension

- Detached Art Deco Style Home
- Elevated position
- Two Reception Rooms
- Four Bedrooms
- Extensive Gardens and Parking
- Period Features
- Fantastic Sea View
- No Onward Chain
- Council Tax Band E
- Freehold

## Guide Price £599,950

### SITUATION AND AMENITIES

Peacehaven enjoys a fantastic elevated position, situated within a private 'no through' lane, boasting incredible 180 degree sea views towards the Bristol Channel and the distant Welsh coastline, with Ilfracombe town centre and beach within a healthy walking distance. Ilfracombe is a seaside resort, with a small harbour surrounded by cliffs, the award winning Landmark Theatre is close by with its iconic double conical roof design. The town caters well for its inhabitants with primary and secondary schooling and a good range of independent shops, cafes, restaurants along with Tesco supermarket. Leisure facilities include Ilfracombe golf club, Ilfracombe Rugby Club and the state of the art water sports and arts marine leisure hub.

A regular bus service provides access to Braunton, Minehead and regional centre of Barnstaple, which is about 11 miles to the south and offers the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital. At Barnstaple there is access to the A361 North Devon Link Road which leads on to Junction 27 of the M5 Motorway, where Tiverton Parkway also offers a fast service of trains to London, Paddington, in just over two hours. In April 2022 North Devon became the first place in the UK to be selected as a World Surfing Reserve (WSR). It joins a list that includes Malibu and Santa Cruz in California, and the Gold Coast and Manly in Australia. North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe, are all within about 10 miles.

The Exmoor National Park provides endless bridleways and footpaths for those who wish to ride and walk and appreciate the dramatic rugged coastline and countryside.





## DESCRIPTION

We are delighted to offer for sale this beautiful, spacious, detached, Art deco style home which enjoys stunning sea views, large  $\frac{1}{4}$  of an acre gardens and extensive parking in a private road location. This fantastic home offers well-proportioned accommodation currently arranged over two floors. In November 2020 the current owners were successfully granted planning permission to carry out significant improvements to Peacehaven including creating an open plan family orientated kitchen/dining room, large utility room, balcony from the main bedroom and third floor roof terrace. Although the owners have decided not to make these improvements themselves this is perfect for any buyer to put their own stamp on and create their dream coastal home. The property retains a number of period features that you would expect from this era including period fireplaces, high ceilings, picture rails, original panelled doors, and stunning curved initial entrance hall.

## ACCOMMODATION

The layout of accommodation with approximate dimensions is more clearly identified in the accompanying floorplan but briefly comprises of an art deco style period curved initial entrance door with beautiful leaded glazed inner door and matching side windows, leading into the large HALLWAY with stairs rising to the first floor and doors that lead into all the principal reception rooms. There is a large dual aspect SITTING ROOM, separate DINING ROOM with wood burning stove and a bay window that enjoys direct sea views. The KITCHEN is located to the rear with window opening into the dining room and door to a useful DOWNSTAIRS WC and cupboard. The split level staircase with large landing leads to the first floor LANDING where there is an airing cupboard and doors leading into the FAMILY BATHROOM comprising of panelled bath, sink and WC and FOUR BEDROOMS which are all decent sized and most of which enjoy the fantastic sea views.

## OUTSIDE

The property is approached via a private 'no through' road with stone pillared entrance way and sweeping tarmac driveway allowing off road parking for up to six vehicles. Peacehaven sits centrally within its  $\frac{1}{4}$  of an acre plot and is mainly laid to lawn. Tiered to the rear with a assortment of mature plants, shrubs and specimen trees including a fantastic array of palms. There are large attractive landscaped terraces to enjoy the all day and evening sun. and vegetable growing areas.

## SERVICES

All mains connected. Gas central heating. According to OFCOM superfast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the OFCOM website: <https://checker.ofcom.org.uk/>

## DIRECTIONS

What3Words/////bounty.score.fills

From Barnstaple follow the A39 North past the North Devon District Hospital, then take the left hand turning onto the B3230 New Barnstaple Road. Follow the road passing through Muddiford and Milltown. Upon entering Ilfracombe from Mullacott Cross, follow the road into Ilfracombe and at the junction with Hillborough Road turn left. Follow the road and take the next left turning into Castle Hill, then the first left into Portland Park, where the property will be found on the right hand side.



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) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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