



Norbury House



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

An exceptional six bedroom period house with one bedrooms owners apartment in a sought after location with fabulous Sea views.

- Impressive detached period home
- Currently used as B&B/hotel
- 6 bedrooms with en-suites
- Walking distance to town amenities
- Fabulous Town and Sea Views
- Self-contained owners accommodation
- Extensive parking and gardens
- Four reception rooms
- Could be used as a large family home (subject to change of use)
- Freehold, Business Rates & Council Tax

Guide Price £850,000

SITUATION AND AMENITIES

Norbury House enjoys an elevated position on one of the most sought after residential roads in the area. Nestled at the foot of the beautiful National Trust owned Torrs and nearby to the South West Coastal path, property enjoys stunning views over Ilfracombe town and out to sea. Ilfracombe town centre and beach are 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 and stores along with Tesco supermarket, Ilfracombe golf club is close to hand. There are excellent surfing beaches at Woolacombe, voted in the top five in the country, and Saunton (also with Championship Golf Course), Croyde and Putsborough all within less than half an hour by car. Braunton village is about 9 miles to the south and Barnstaple, the Regional Centre, is 14 miles away and houses the area's main business, commercial, leisure and shopping venues. At Barnstaple there is access to the North Devon Link Road, which leads through, in a further 45 minutes or so, 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.

THE BUSINESS

The owners have established a high quality bed & breakfast with an excellent occupancy, a loyal following and good rates. One of the best boutique hotels in the area, the business has a good digital media presence, with a modern branding, a new website and uses a versatile online booking system. It is an award winning offer with the highest ratings on TripAdvisor and booking.com thanks to its many excellent reviews. It is currently operated to meet their own financial needs including operating for eight months a year. They also use the property as a private holiday let at certain times of the year which could be expanded to suit. The bedrooms are all a good size and finished to a high level. The owners accommodation is private and separate from the main hotel. Fixtures, fittings and digital IP available for inclusion if required. Further details on income are available upon request from buyers who have viewed the property.

DESCRIPTION

This is a rare opportunity to acquire a stunning detached period property, situated in an elevated position and enjoys fantastic views over Ilfracombe Town and out to sea, yet within walking distance of the town's historic harbour. The property offers versatile and elegant well-proportioned rooms

arranged over three floors with part of the ground floor currently utilised as a self-contained one bedroom owners accommodation. Believed to date back to 1850, this splendid former sea captain's residence retains many of its original features combined with well-proportioned rooms, high ceilings and panelled doors, all typical of this era.

In recent years, the current owners have sympathetically renovated this characterful property with some of the most notable improvements, new kitchen, completely rewired, part new roof and beautifully landscaped gardens to name a few. Currently, the property is operated as a successful B&B guesthouse boasting 6 en-suite bedrooms and 4 reception rooms, but could be utilised as a large family home (see note below).

The property must be viewed to appreciate the size and quality of the accommodation on offer. The accommodation with approximate dimensions is more clearly identified on the accompanying floorplan.

OUTSIDE

The property is approached via an impressive, stone pillared sweeping driveway to the front of the property that then extends around to the side where there is ample parking for up to five vehicles. To the front of the property is a seating area perfect for alfresco dining enjoying views over the town towards the sea. Wooded pathways to each side of the property lead to the tiered rear garden which wraps around the rear of the property and enjoys stunning views out to sea. There are flat areas of lawn, seating areas, mature trees and a plethora of ornamental shrubs. At the top of the garden is a private additional driveway allowing additional parking for another 3 vehicles, motor home or boat leading to timber single garage.

SPECIAL NOTE

Norbury House is currently still registered under commercial status as the property is currently run as a boutique B&B. Any buyer will need to gain change of use from Devon Council to be formally used as a full time residential property.

Contents and fixtures and fittings may be available by negotiation.

DIRECTIONS

Entering Ilfracombe from Mullacott cross, proceed down St Brannocks Road and at the end continue right at the roundabout towards the town centre. At the traffic lights, bear left in to Wilder Road eventually passing the Lidl's Supermarket on your left hand side. At the next set of traffic lights bear left and just before the Tunnels & Beach entrance, bear left in to Torrs Park. Continue on this road and the property can be found on your right hand side with the name at the bottom of the entrance.





These particulars are a guide only and should not be relied upon for any purpose.

30 Boutport Street, Barnstaple, Devon, EX31 1RP



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			82
(69-80) C			
(55-68) D		57	
(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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