



Merlin



# Merlin

Station Road, Ilfracombe, Devon, EX34 8DE  
Ilfracombe beach & town centre within walking distance

A detached 1960s bungalow in need of updating, offering generous accommodation with scope to develop further, set in large garden in convenient residential location close to the beach & town centre

- Hall, 2 Reception Rooms
- 4 Bedrooms, Bathroom, Shower Room
- 47' Loft space with potential to convert stpp
- Ample Parking
- Council Tax Band D
- Kitchen/Breakfast Room, Cloakroom
- Central integral garage with scope to convert
- 1/4 acre mature, secluded gardens
- No upward chain
- Freehold

## Offers In Excess Of £399,950

### SITUATION & AMENITIES

Merlin is approached by a long, sweeping, private driveway, screened from the road and on an elevated site with fine views across the town. Although quietly and conveniently situated, the property is also within walking distance of Ilfracombe town with all its retail and leisure facilities – including the harbour area and beaches - as well as country walks and the nearby Cairn Nature Reserve. Being on the periphery of the town, the property is also within easy access of Lee Bay, the South West Coast Path, Woolacombe and Braunton. Barnstaple is about 30 minutes by car and as the regional centre houses the area's main business, leisure and shopping opportunities, together with Pannier Market and district hospital. The area is well served by excellent state and private schools. The nearest international airports are at Bristol and Exeter.



## DESCRIPTION

Merlin presents elevations of brick with double glazed windows, beneath a tiled roof. The property is understood to originally date from the 1960s but has been remodelled over the subsequent years. This is the first time the property has entered the market for over 40 years, and is offered vacant with no upward chain. The existing accommodation is generous, versatile and could potentially suit dual occupation by parts of the same family. Furthermore, there is a central integral garage which would easily convert to provide additional accommodation, subject to any necessary planning permission. There is also a very generous loft space, which once again could be converted into yet more accommodation, subject to any necessary planning permission being obtained, and from this the views would be even more spectacular. The property is complemented by the secluded gardens, which are mainly walled and there are many specimen trees and shrubs in evidence.

## ACCOMMODATION

PORCH, ENTRANCE HALL with various storage cupboards and direct connection to the INTEGRAL GARAGE. Access to the loft is provided by a folding ladder. The LOUNGE is bright and airy and positioned at the front of the bungalow. There are pleasant open views over the town and a central fireplace. SITTING ROOM overlooking the REAR GARDEN. The KITCHEN is equipped with a range of fitted base and wall units, along with convenient breakfast area. Adjacent to this is a REAR LOBBY which leads to a separate CLOAKROOM/WC and another storage cupboard, as well as providing direct access to the REAR GARDEN. There are four generously sized BEDROOMS – all spacious enough to accommodate double beds. Three of the bedrooms are fitted with built-in wardrobes. There is a FAMILY BATHROOM and separate SHOWER ROOM.

## OUTSIDE

To the front the tarmacked driveway starts at Station Road and meanders up to a large parking and turning area, with space for several vehicles. The FRONT GARDEN is well screened, providing a high degree of privacy from mature trees, shrubs and bushes. Alongside the driveway a central flowerbed is stocked with plants, creating a colourful display in the Spring and Summer months. Paths at both sides of the bungalow lead to the REAR GARDEN, which is fully enclosed by a wall, offering privacy and seclusion and the garden features a mix of grassed areas, colourful flower beds and mature plantings which create a calm outdoor environment.

## SERVICES

All mains services are connected. Gas-fired central heating.

## DIRECTIONS

Proceed in a Westerly direction along the High Street. Pass through the traffic lights at Church Street, and at the mini roundabout take the left-hand exit. Bear off immediately right into Station Road and the property is the first up the road on the right-hand side, approached via its own private driveway and identified by our For Sale board.



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.



Approximate Area = 1459 sq ft / 135.5 sq m  
 Garage = 143 sq ft / 13.2 sq m  
 Total = 1602 sq ft / 148.7 sq m  
 For identification only - Not to scale

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2026. Produced for Stags. REF: 1422054



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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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