



Castle Lodge



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Ilfracombe, Devon, EX34 9NW

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

A fantastic waterside property enjoying a secluded and private setting with breath-taking views of Ilfracombe Harbour, surrounding cliffs, Capstone and beyond

- Breath-Taking Sea Views
- Open Plan Kitchen/Living Room
- 3 Double Bedrooms (Master with en-suite)
- Rear Terraced Garden
- Freehold, Council Tax band D
- Constructed in 2015
- Private Balcony with Views
- Private parking for 2
- Ideal 2nd Home/Holiday Let/Main Home

SITUATION AND AMENITIES

Located in a tucked away and almost hidden position overlooking, Ilfracombe Harbour and its sandy beach as well as Capstone and the surrounding cliffs. The towns amenities and facilities are within walking distance, including supermarkets, theatre, cinema, indoor swimming pool, along with a secondary school, cottage hospital, doctors surgery, range of pubs and restaurants including Damien Hirst's Verity, a 66 ft bronze sculpture at the end of the harbour, within the view of Quayfield House. The Yacht Club on the harbour front is a major part of the towns social scene, and includes gig racing. From the harbour, there is a ferry to Lundy Island and boat trips along the coastline. Barnstaple, North Devon's regional centre is about 12 miles and includes more extensive shopping, supermarkets, leisure centre, college, North Devon regional hospital and its famous Pannier Market and Butchers Row. The property is located close to Exmoor National Park, which is an Area of Outstanding Natural Beauty, and extremely popular with walkers, cyclists and horse riders all year round. The coastline is renowned for its spectacular landscape, ranging from high open moorland, wooded combs and dramatic sea cliffs. North Devon coastline is easily accessible including the popular surfing beaches of Croyde, Saunton and Woolacombe. There are many sporting facilities in the area including golf at Ilfracombe itself, Saunton, Barnstaple and the Royal North Devon Golf Course at Westward Ho!, which is the oldest course in England.



DESCRIPTION

Constructed in 2015 Castle Lodge is a fantastic reverse living, contemporary waterside property enjoying a secluded and private setting with breath-taking views of Ilfracombe Harbour, surrounding cliffs, Capstone and beyond. The accommodation is light, well presented and includes a fabulous open plan Kitchen/Lounge with bi-fold doors leading out to a private balcony, 3 Double bedrooms, all with views and access to the garden as well as a utility room, shower room and en-suite to the master. The property also benefits from two parking spaces and a generous terraced rear garden.

Castle Lodge is simply a true one off and offers someone the opportunity to purchase a modern, contemporary home with one of the best views North Devon has to offer.

GROUND FLOOR

Glazed front door to ENTRANCE PORCH with door to cupboard housing boiler, door to ENTRANCE HALL carpeted. CLOAK ROOM WC with tiled flooring, WC, vanity unit with sink, painted surround. Large LIVING ROOM/KITCHEN an open space with fantastic views of Ilfracombe Quay and beyond, two large glass panes either side of bi-folding doors leading directly out onto the BALCONY with glass balustrade The KITCHEN is set back within the room with tiled flooring, wall and base units with worktop space and central island, Belfast sink and tap, integrated fridge freezer and dishwasher, Lamona oven and electric hob and extractor hood over.

LOWER GROUND FLOOR

Stairs down to HALLWAY carpeted, single door to UTILITY ROOM with plumbing connected. SHOWER ROOM tiled flooring, corner shower with glass screen and tiled splash back, heated towel radiator on wall, vanity unit, WC. BEDROOM 1 a large open room, carpeted, French doors to garden with views. EN-SUITE with tiled flooring, corner shower, tiled splash back and glass screen, vanity unit with sink above, heated towel rail/radiator, WC and freestanding bath. DRESSING ROOM/STORAGE currently being used as a store but can easily be adapted to a walk in wardrobe. BEDROOM 2 and 3 both double room's, with French doors out to garden.

OUTSIDE

The property is set below the 2 parking spaces, patio steps lead you down to the property which is completely private (you cant even see the property from the roadside), bordered by fencing. There is garden to both sides and the rear of the property which is terraced with level lawn with space for seating looking straight out to the views. French doors then lead you back into all 3 bedrooms.

SERVICES & TENURE

All mains connected. Gas Central Heating, Freehold, Council Tax band D.

DIRECTIONS

Leave Barnstaple on the A361 following the signs for Ilfracombe via Braunton, go through the town along the High Street and out heading towards Combe Martin. The no through access road to the property will be found on the left hand side, immediately before the McCarthy & Stone retirement flat development where both parking spaces for the property can be found.

SAP RATING B

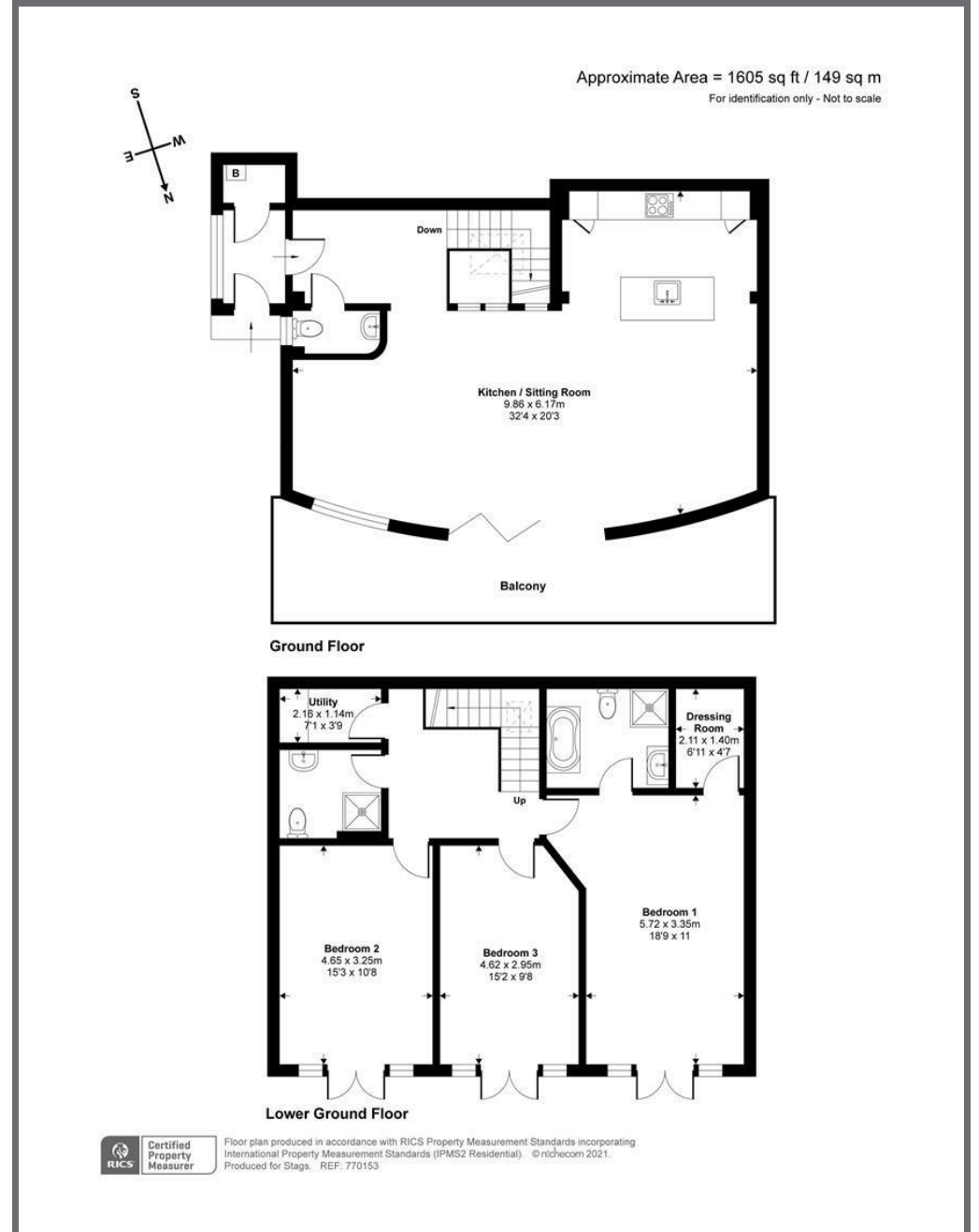
A copy of this can be requested from the selling agent.

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	89
(81-91) B			
(69-80) C			
(55-68) D			
(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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