



Brookdale Lodge, 1, Brookdale Avenue



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Ilfracombe, Devon EX34 8DB

Within walking distance of Ilfracombe Town & Quay.  
Woolacombe Beach 7.0 miles. Barnstaple 11.9 miles

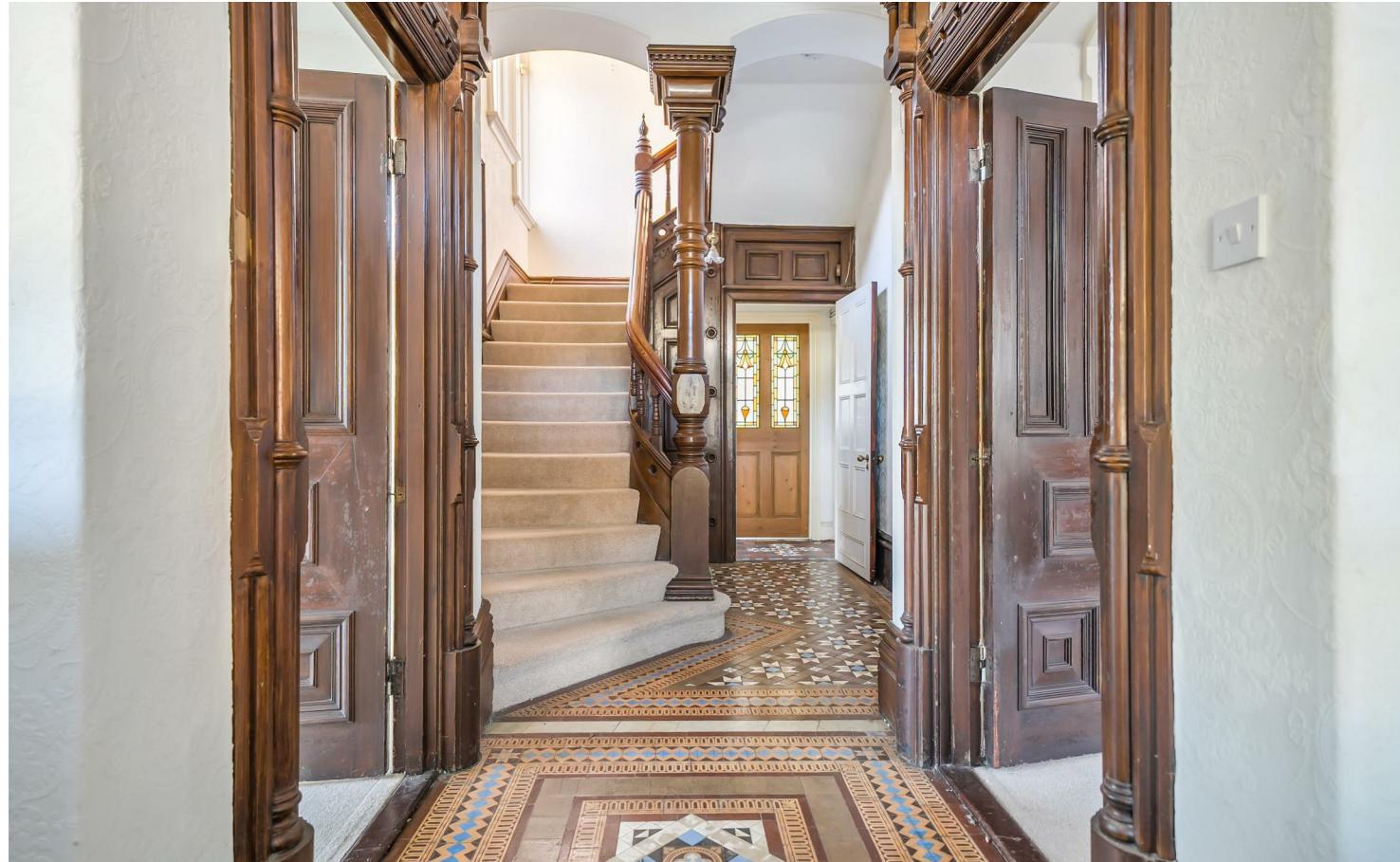
A characterful Grade II Listed residence offering over 2900 square feet of accommodation, packed full of exquisite architectural period features, set in the heart of Ilfracombe

- 2964 sq. ft of Accommodation
- Off Road Parking for 2-3 Vehicles
- Stunning Original Features
- Freehold
- Fantastic Opportunity
- Enclosed Garden
- No Onward chain
- Council Tax Band E

Guide Price £275,000

## SITUATION & AMENITIES

Ilfracombe is a vibrant town on the North Devon coast with its harbour, sandy beach, and numerous amenities, including supermarkets, theatre, cinema, indoor swimming pool, along with a secondary school, hospital, doctors surgery, range of pubs/restaurants and Damien Hirst's Verity - a 66 ft bronze sculpture at the end of the harbour. 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 combes 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

Brookdale Lodge is a characterful Grade II Listed residence offering over 2900 square feet of accommodation packed full of exquisite architectural period features including bay windows, extravagant decorative coved ceilings and central light roses, deep moulded skirting boards and elaborate door architraves, superb marble fireplaces and fantastic gothic style-stained glass windows. The property is of red brick construction with details in wood, terracotta and cream coloured brick and the roof is covered with darkened red tiles, some of which are 'fish-scale' pattern. We understand the property was built and designed in the late 1800's by a well-known local architect of the time W M Robins and is interesting example of a notable local Victorian architect's own house, designed in a robust style mixing both Gothic and Queen Anne elements. Externally the property benefits from off road parking for 2-3 vehicles and an enclosed mature garden. Brookdale Lodge is in need of renovation but offers somebody a unique chance to stamp their mark on this wonderful and historical property.

## ACCOMMODATION

The main entrance into the home is via a spacious conservatory which leads into the main original entrance hall which has mosaic tiled floor and wide staircase leading up to the first floor. The main large reception rooms include an impressive 'V' shaped bay window and there is also a second but smaller squared bay to the front. There is a marble fireplace with cast iron inset and mantle over and a tiled hearth. The study has a curved wall and large windows each with stained glass leaded lights over. The second reception room includes a bay window with attractive stained glass and fitted shutters. A marble fireplace provides a centre piece to the room.

The kitchen and dining/family room is located at the rear of the house and is large open room with original mosaic tiled floor and a range of fitted base and wall units with range style cooker. There is access to the rear parking area and gardens as well as doors into a separate utility room which includes fitted units and space for white goods. Also on the ground floor is a WC with potential to create a bathroom/wet room.

The first floor includes more attractive stained-glass windows and a large split-level landing with access to all 5 bedrooms and the bathroom.

The principal bedroom includes a large bay window enjoying a pleasant view. Bedroom 2 benefits from access to the covered balcony with attractive wooden balustrade. This bedroom also has its own en-suite shower room. Bedroom 3 boasts a vaulted ceiling and a jaw dropping gothic style, stained glass feature window, this room also benefits from a modern shower en-suite facility. The two remaining bedrooms are both doubles.

## OUTSIDE

There is an off-road parking spot for two or three cars at the rear of the property, accessible from Church Road. Steps lead to the kitchen/diner. With hedge borders, a pond, flowerbeds, shrubs and bushes, and nice open vistas, the main portion of the garden stretches out from the side of the house and offers a lovely, well-sized, sunny, and level amenity space. There is a pedestrian gate to the front and a courtyard area with pedestrian access onto Church Street at the back.

## SERVICES

All mains connected. Gas central heating.



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.

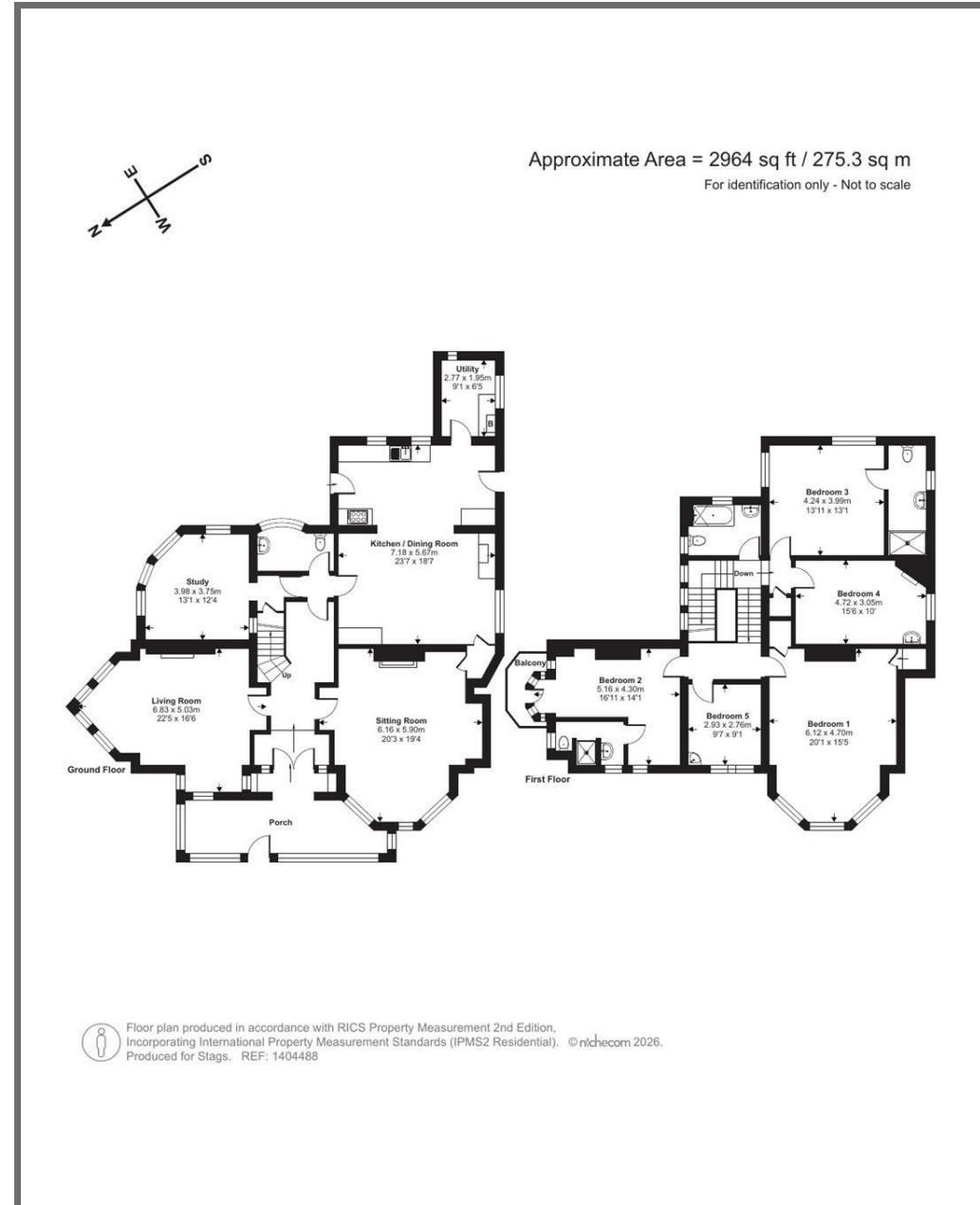


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833



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