



Westwell Hall





# Westwell Hall

Torrs Park, Ilfracombe, Devon, EX34 8AZ

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

An exceptional 14 bedroom period house in a sought after location with extensive parking, gardens and fabulous sea views.

- Impressive detached period home
- 14 bedrooms with 13 en-suites
- Fabulous Town and Sea Views
- Extensive lawned and terraced gardens
- Freehold.
- Grade II Listed
- Walking distance to town amenities
- Plenty of parking
- Ideal for multiple family occupation
- Business Rates

Guide Price £795,000

## SITUATION AND AMENITIES

Westwell Hall 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. The 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.





## DESCRIPTION

This is a rare opportunity to acquire a grand detached Victorian Gothic period property, situated in an elevated position and enjoying 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 four floors with the ground floor currently used as self contained owners accommodation, the lower ground floor a self contained holiday letting apartment and letting rooms on the second floor. Believed to date back to 1880, this splendid property retains many of its original features including high ceilings, moulded panelled doors and original fireplaces all typical of this era. Because of this Westwell Hall has been grade II listed for architectural and historical importance.

In recent years, the current owners have sympathetically renovated this characterful property with some of the most notable improvements being a new kitchen, renovations to many of the period windows and beautifully landscaped gardens to name a few.

Westwell Hall is suitable for a variety of purposes both as a private home or guesthouse, multi-generational or fantastic business opportunity.

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

## ACCOMMODATION

The property is accessed via an attractive arched ENTRANCE PORCH with original tiled flooring, stained glass circular windows and period wooden door with stained glass surround leading into the grand ENTRANCE HALL.

## GROUND FLOOR

Grand central hallway has a sweeping main staircase to the first floor and stairs to the lower ground floor. On this floor there is a CLOAK ROOM, OFFICE, a LARGE FAMILY LOUNGE showcasing bay window with stained glass. At the end of the hall is a newly fitted high end MODERN KITCHEN, with a range of matt black units, large built-in fridge freezer, integrated dishwasher, bin/recycling, washing machine, wine rack. The kitchen island is fitted with marble effect work surface and includes built-in five ring induction hob and integrated oven. There is an original Victorian fireplace and large windows enjoying the coastal views and a separate door leading to the CONSERVATORY. From the conservatory there is a fabulous BAR ROOM with integrated fridges, plenty of storage and back-lit shelves. From the bar area and the main hallway, doors lead into the guests hallway which in turn leads into an FURTHER GUEST ENTRANCE HALL which has TWO W/C CLOAK ROOMS, door to the front and door to the COMMERCIAL KITCHEN and LAUNDRY ROOM.

## FIRST FLOOR

The property's first floor is accessed up the grand wooden stair case, with large stained glass window. There is a LARGE LANDING with doors that lead to FIVE BEDROOMS all benefitting from EN-SUITE'S with the majority of the rooms enjoying delightful sea views.

## SECOND FLOOR

On the second floor there is a LARGE OPEN LANDING with a FURTHER FIVE DOUBLE BEDROOMS. Four of the five bedrooms are large doubles with the fifth bedroom being a large family room with TWO SEPARATE EN-SUITE'S.

## LOWER GROUND FLOOR

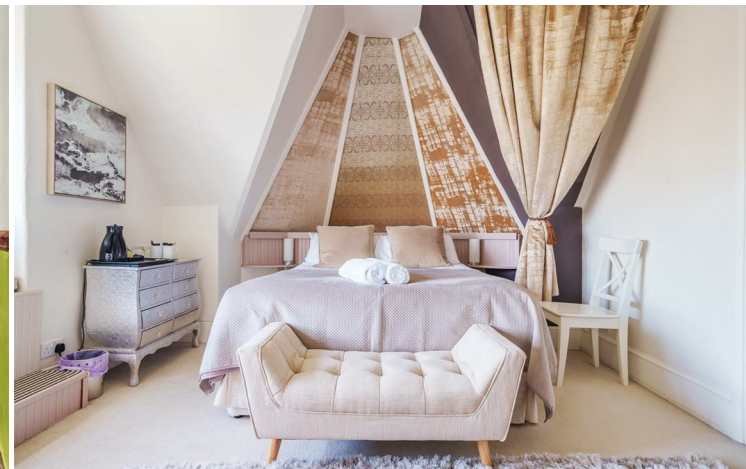
The lower ground floor has its own access and is currently being used as a holiday apartment. The apartment has FOUR BEDROOMS, three of which are large double rooms and one single room. There is a lovely LIVING ROOM and SEPARATE KITCHEN, with door to the ENTRANCE HALL which has access to STORE ROOM and WORKSHOP.

## OUTSIDE

Westwell Hall is accessed via a pair of ornate wrought iron white gates with PRIVATE DRIVEWAY leading up to the property, there is plenty of parking and turning space. Steps and pathways lead to the beautiful LANDSCAPED GARDENS located to the front with extensive lawn and mature planted borders with a plethora of shrubs, trees and perennials. There is FRONT SEATING TERRACE and steps leading to a GRADUAL TIERED GARDEN with STONE LAID TERRACE with wooden balustrade.

## WHAT 3 WORDS

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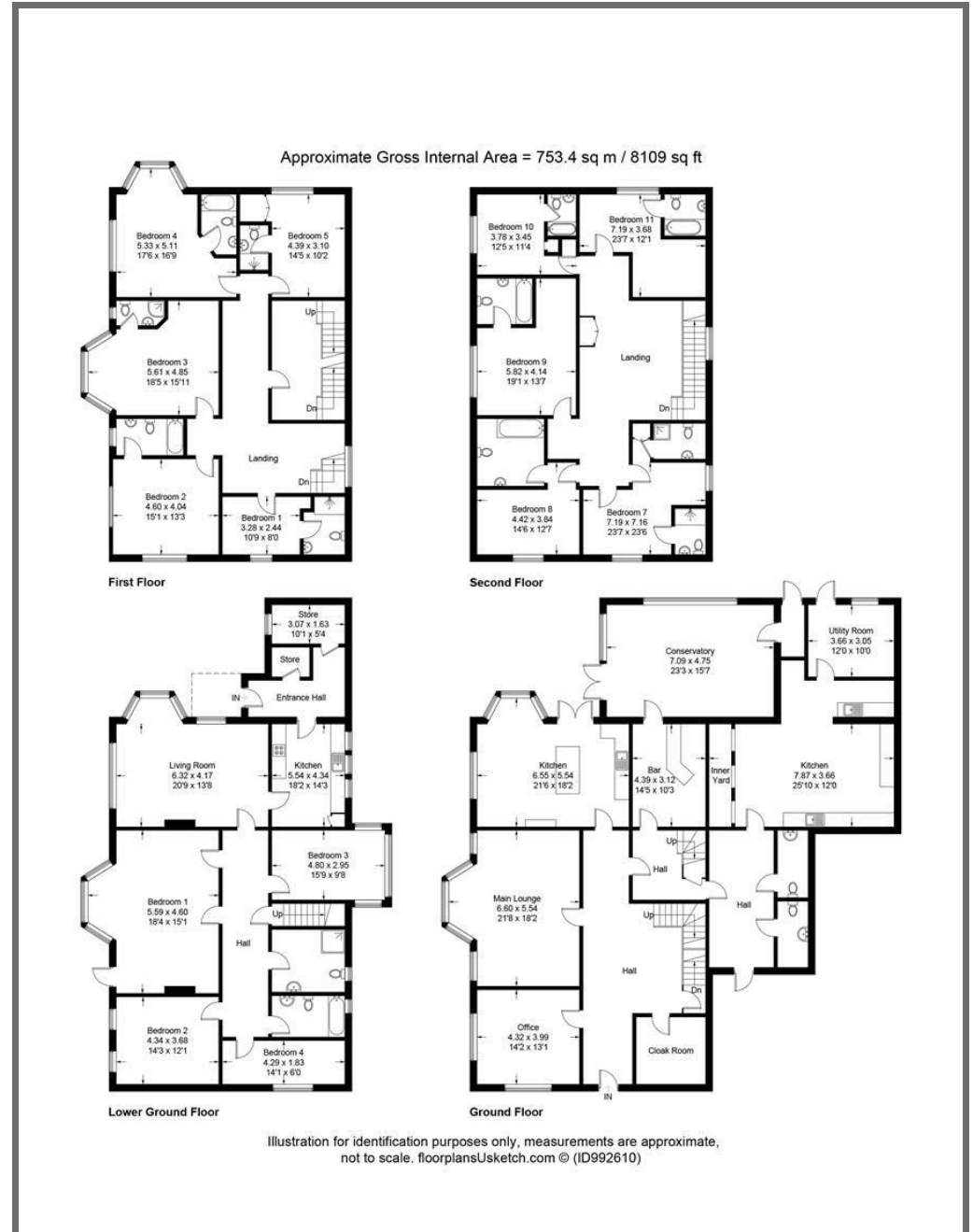




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