



8 Chambercombe Park Road



STAGS

8 Chambercombe Park Road

Ilfracombe, Devon EX34 9QN

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

A beautifully presented semi- detached Victorian property with magnificent sea views.

- Elegant Victorian Family Home
- Kitchen/Breakfast room
- Fantastic sea views
- Off road parking, private garden
- Council Tax Band D, Freehold
- Living Room, Dining Room
- 4 Double Bedrooms, Family Bathroom
- Double glazed sash windows throughout
- Great location

SITUATION AND AMENITIES

Ilfracombe nestles on the glorious dramatic North Devon Coastline with picturesque harbour and offers a variety of shops, restaurants, banks, health centres, schools for all ages etc. The property itself is well positioned with outlook over the town, seas and surrounding hillside and is within walking distance to the harbour, beach and highstreet. Further afield the beautiful sandy beaches of Woolacombe are within easy reach and nearby leisure amenities include golf at Ilfracombe and Saunton and walks along the glorious Exmoor National Park to the North.

DESCRIPTION

A beautifully presented semi- detached Victorian property with magnificent sea views from most principle rooms. This fantastic home offers beautiful and well-proportioned accommodation which has been updated by its current owner but retains a number of delightful features such as a wonderful wide staircase, stained glazed door, feature fireplaces, high ceilings, picture rails and decorative corning.



ACCOMMODATION

The property is approached on the ground floor via glazed porch with space for shoes, coats etc leading to the entrance hall with stained glass door, original mosaic floor tiles and a wide elegant staircase leading to the first floor. On the ground floor there are two beautiful reception rooms, one being a formal dining room and the other a cosy sitting room with modern fireplace. Both rooms enjoy sea views. The stylish contemporary kitchen/breakfast room is also on this floor with modern wall and base units, peninsular unit, integrated double Bosch oven, Neff induction hob, sink with drainer and door to garden.

Leading up to the first floor, a wonderful feature is the vaulted ceiling with exposed wooden beam and Velux window. There is access here to the loft with potential to be converted to more accommodation (subject to planning). On this floor you have 4 double bedrooms all with original exposed floorboards and fireplaces, two of the bedrooms boast fantastic sea views. Family bathroom with tiled flooring, WC, roll top claw foot bath, pedestal sink, enclosed corner shower with splash back.

OUTSIDE

Externally, the property is approached via a double gate with off road parking and garden shed, steps then lead you down to the front of the house where there is an outside WC, potting shed and storage shed with patio area for seating, all surrounded by an assortment of plants and shrubs. To the rear is an elevated hardwood decked area, ideal for al fresco dining and enjoying those wonderful sunsets and sea views.

SERVICES

All mains connected. Gas C/H

DIRECTIONS

Leaving the High Street heading towards Combe Martin. At the end of the High Street continue on into Portland Street and proceed up the road. Pass through the traffic lights and continue along this road passing The Thatched Inn on the right hand side, then take the right onto Chambercombe Park Road, follow this around the bend and number 8 will be found shortly on your left hand side.



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



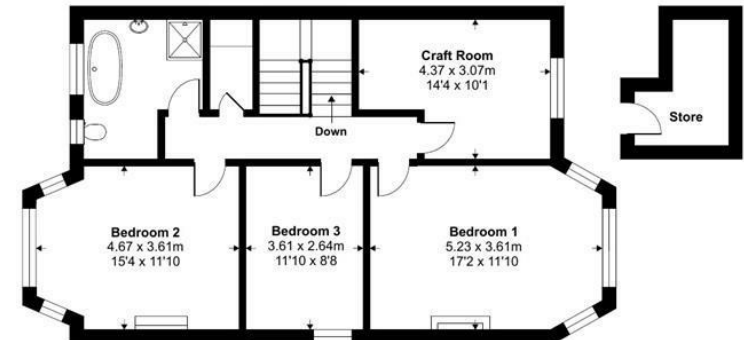
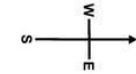
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 1790 sq ft / 166.2 sq m
Store = 50 sq ft / 4.6 sq m
Outbuilding = 44 sq ft / 4.0 sq m
Total = 1884 sq ft / 175.0 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecon 2022. Produced for Stags. REF: 806001



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