



turners



Eastmead, Castle Hill

Ilfracombe, EX34 9HX

£250,000



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This spacious and well-presented four-bedroom family home boasts a popular elevated location, offering far reaching sea views taking in: Lantern Hill, Capstone, Hillsborough, the Bristol Channel, and even the distant Welsh coast. With its scenic vistas and ample living space, this home is perfect for families seeking a blend of comfort and picturesque surroundings. The property is conveniently located on a sought after quiet road just a short walk to the town centre. Other benefits include; front and rear low maintenance gardens, gas central heating and double glazing.

Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.

Porch

1'7" x 4'7" (0.5 x 1.4)

A useful space for coats and storage.

Entrance Hall

12'2" x 6'5" (3.72 x 1.97)

Upon entering the property, you are greeted by a large hallway featuring beautiful hardwood flooring and a staircase. High skirting boards add a touch of elegance to the space. The area is light and airy, providing access to the various rooms on this floor.

Living Room

14'5" x 14'2" (4.4 x 4.33)

The large, bright front-facing room features high ceilings and a bay window, allowing plenty of natural light to flood the space. An Edwardian-style fireplace with a charming tiled design serves as a focal point, adding character to the room. The hardwood floors enhance the classic aesthetic. This room has heaps of potential for a family to personalise and make their own.

Dining Room

9'7" x 11'9" (2.94 x 3.59)

A secondary reception room adjacent to the kitchen which would make an ideal dining room or second seating room depending on family needs.

Kitchen

7'3" x 8'5" (2.22 x 2.59)

The rear-facing kitchen, with its hard tile flooring and white wooden base and eye-level units, exudes farmhouse charm. There's ample space for white goods and kitchen appliances, ensuring both functionality and style.

Utility Room

2'9" x 2'11" (0.86 x 0.9)

Extra space for white goods and additional storage, essential for a growing family.

Bedroom 1

13'0" x 10'7" (3.97 x 3.25)

Located on the ground floor, this bedroom offers views of the rear garden and an uninterrupted sea view. The room is generously sized, accommodating any bed size and ample bedroom furnishings. A fireplace adds character and charm.

Tel: 01271 866421

Landing

9'6" x 4'1" (2.91 x 1.27)

A spacious landing providing direct access too all first floor bedrooms.

Bedroom 2

15'6" x 12'11" (4.74 x 3.96)

A spacious rear double-aspect bedroom boasts high ceilings and a bay window, filling the room with natural light. This room offers ample floor space, providing plenty of room for various furniture arrangements and creating a bright, open, and inviting atmosphere.

Bedroom 3

12'8" x 11'3" (3.87 x 3.45)

The large front aspect double bedroom features a fireplace as a striking feature, adding warmth and character to the space. With enough room to accommodate a king-size bed and other associated bedroom furnishings.

Bedroom 4

8'11" x 8'11" (2.74 x 2.73)

The smallest of the four bedrooms. This room would be an ideal home office or child's bedroom.

Bathroom

6'7" x 9'6" (2.02 x 2.92)

This bathroom blends two eras, featuring a bright, family-sized space with light wooden floors and partially tiled walls. It boasts an Edwardian feature sink and a bathtub with a traditional-style bath shower mixer. The bathroom also

includes a toilet and a tiled walk-in shower, combining classic elegance with modern convenience.

Rear Gardens

10'5" z 7'10" (3.2 z 2.41)

A low-maintenance rear garden with a decked terrace and open patio garden that provides a perfect outdoor space for relaxation and enjoyment without the need for extensive upkeep. This thoughtfully designed area allows you to enjoy the beauty of nature with minimal effort with views that expand out to sea.

Agents Notes

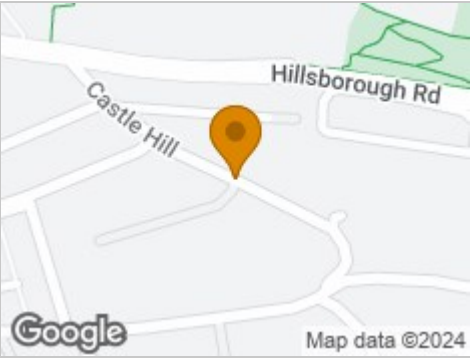
The property is currently undergoing external repairs at the seller's expense.

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.



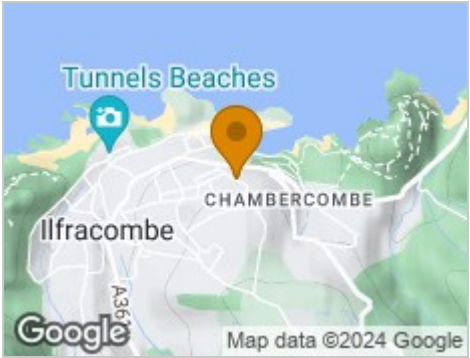
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

135 High Street, Ilfracombe, Devon, EX34 9EZ
Tel: 01271 866421 Email: sales@turnerspropertycentre.co.uk
<https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

