



# turners



## The Shields

Ilfracombe, EX34 8HP

£275,000





# 44 The Shields

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## The property

This beautifully presented two-bedroom property offers spacious and comfortable living, ideal for families or those seeking multi-generational living. The main residence features a generous living room, modern fitted kitchen, two double bedrooms, and a contemporary three-piece bathroom suite. A large lean-to, currently used as a utility room, adds valuable extra space.

The highlight of this home is the stylish one-bedroom self-contained annex, complete with its own private entrance. Offering a large double bedroom, modern three-piece shower room, and open-plan living area, it's perfect for independent living, guest accommodation, or generating income as a holiday let. A truly versatile property combining comfort, space, and potential in one attractive package.

## Outside Space

This delightful property offers a sunny, low-maintenance front garden laid with attractive stone paving, perfectly positioned to enjoy excellent views of The Torrs. With space for flower pots and a handy garden shed, it's a charming and practical space to relax.

To the rear, the garden is thoughtfully arranged over two tiers. The lower level features a stone-pebbled area ideal for outdoor furniture and a rotary clothes dryer, while the upper tier boasts a spacious paved patio, a second garden shed, and breathtaking panoramic views across Ilfracombe and the surrounding countryside.

Adding further appeal, the property also benefits from a private driveway providing convenient off-road parking—ideal for modern living.

## Location

Nestled in the popular residential area of The Shields, this well-positioned property sits peacefully on the

hillside just moments from Ilfracombe High Street. Offering the perfect balance of tranquillity and convenience, the home is within easy reach of local shops, cafes, and essential amenities, as well as excellent transport links and bus routes.

Bicclescombe Park is just a short stroll away, providing green open space for outdoor enjoyment, while the nearby local schools make this an excellent choice for families. With its quiet setting, yet close proximity to everything Ilfracombe has to offer, this property represents a fantastic opportunity for those seeking a well-connected and comfortable family home.

## Agent Notes

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.

## Directions

From our office head south-west on the High street/A361 towards Meridian place. go past the next two sets of traffic lights and turn left on Marlborough Road. In 0.1 Miles turn right onto St Brannock's Road and follow this road for 0.1 miles. Turn left on Furze Hill Road and follow this road for 0.3 miles. Follow this road onto Doone Way until you reach the The Shields where you will turn left. Follow this Road for 0.2 Miles where the property will be found on your right hand side.





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.

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Energy Efficiency Graph

