turners



Quayfield Road

Ilfracombe, EX34 9EN

Price Guide £400,000

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Quay Hobblers Cottage Quayfield Road

Ilfracombe, EX34 9EN

Price Guide £400,000





Property Description

Positioned in a prime setting with panoramic, uninterrupted views across the harbour and out to sea is this spacious four-bedroom detached home, set within a generous plot and with no onward chain, the property presents an exciting opportunity for modernisation allowing buyers to create a stunning coastal residence tailored to their own taste.

The accommodation is arranged over two floors. The ground floor comprises an entrance hall, four well-proportioned bedrooms, a utility room and a shower room. Stairs rise to the first floor where a bright and spacious lounge takes full advantage of the breath taking harbour views and benefits from additional internal storage. The kitchen/snug also enjoys attractive outlooks across the harbour and features an oil-fired Rayburn. The dining room enjoys sea-facing views and features an attractive fireplace, while the four-piece bathroom suite includes a statement freestanding bath. An open landing enhances the sense of space and provides access out to the garden and patio.

Externally, the property offers off-road parking and a single garage with an electric up-and-over door, alongside a low-maintenance front garden. A standout feature is the fantastic roof terrace, perfect for a morning coffee or alfresco dining while enjoying evening sunsets. To the rear is a large tiered garden which provides a wonderful outdoor space complete with a garden shed, additional storage areas and a summer house with decking space. The grounds are enhanced by mature trees and shrubs with established planting and well-stocked borders, all set against a backdrop of far-reaching coastal views.

Location

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.

Agent Notes

- Single garage with power and electric up and over door.
- Additional parking space which has a bollard and key for security.
- In need of full modernisation
- Gas connection runs in the road which could be easily connected to the property

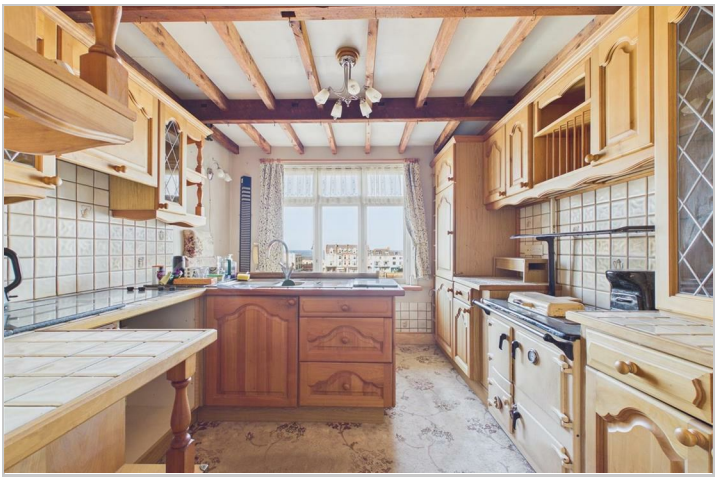
Directions

From our office, head north-easy on High Street/A361 towards the Harbour/Fore Street. Follow to the bottom of Fore street where parking is recommended at Ropery Car Park. Once parked continue to walk up Quayfield Road (far right hand side of the harbour) where it will lead to a more narrower public footpath, the property will be found immediately on your right hand side with name plate and for sale board clearly displayed.

What3words - help.songbird.regal



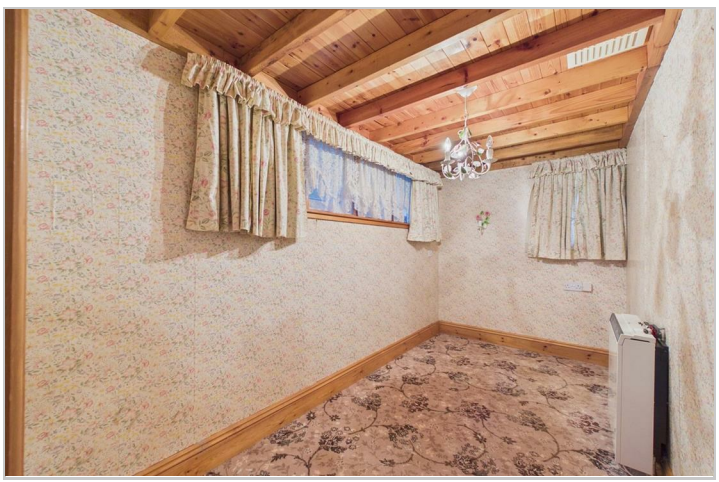










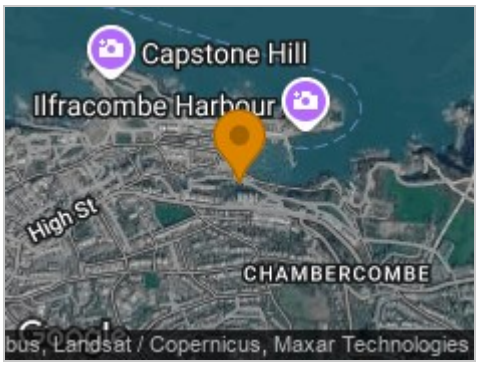




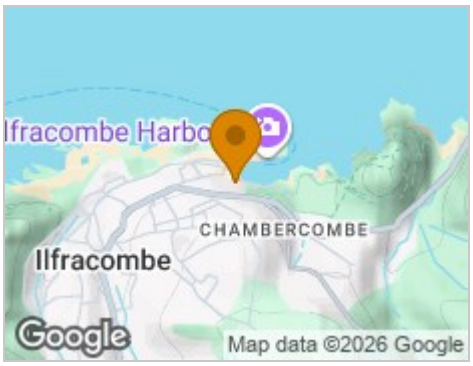
Road Map



Hybrid Map



Terrain Map



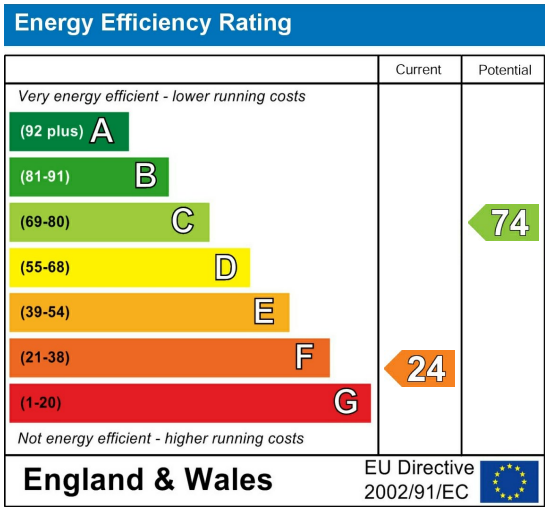
Floor Plan



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.

Energy Efficiency Graph



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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