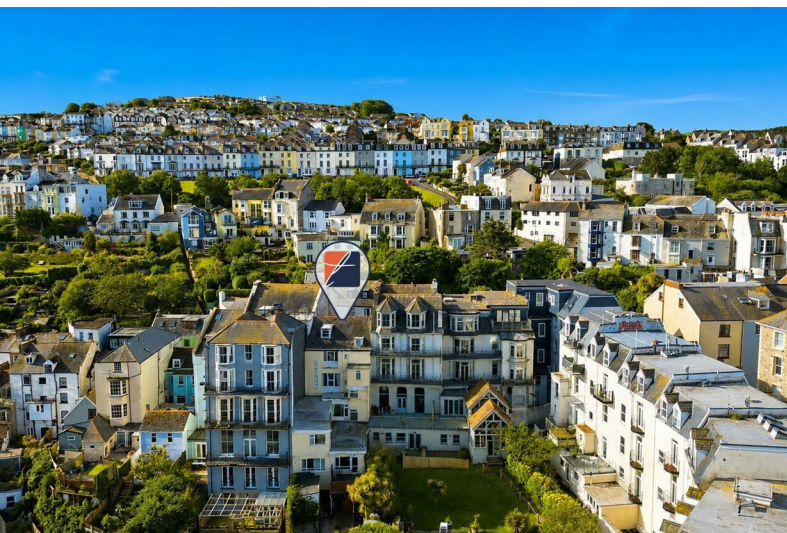




49 Fore Street

, Ilfracombe, EX34 9DJ

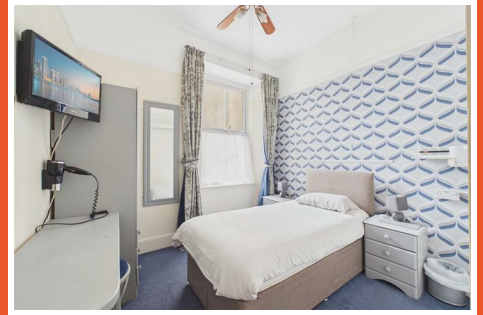
Price Guide £525,000



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, Ilfracombe, EX34 9DJ

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Property description

An exceptional opportunity to acquire one of Ilfracombe's former successful hotels, occupying a prime position on the historic Fore Street just moments from the picturesque harbour, coastline, independent shops, cafés and restaurants. Offering tremendous versatility, this substantial freehold property presents an exciting lifestyle or investment opportunity, with excellent potential for conversion into self-contained flats, subject to the necessary planning permissions.

Arranged over four floors, the property offers extensive accommodation including 13 bedrooms, all with en-suite or private bathroom facilities, together with a spacious two-bedroom apartment and an impressive three-bedroom apartment. The lower ground floor provides a commercial-style kitchen, large dining room, utility room, former games room, WC and direct access to the rear garden.

Externally, the property benefits from allocated parking for several vehicles and a generous rear garden with raised decking enjoying views towards the iconic Capstone Hill.

Whether reinstated as guest accommodation, redeveloped into residential flats (STPP), or adapted for an alternative use, this landmark building offers outstanding potential in one of North Devon's most desirable coastal locations.

Ilfracombe is renowned for its vibrant harbour, home to Damien Hirst's iconic Verity sculpture, a range of

independent shops, galleries, cafés and restaurants, alongside a thriving watersports centre. Surrounded by North Devon's spectacular coastline and award-winning beaches, the area is recognised as part of the World Surfing Reserve, making it a sought-after destination for visitors and residents alike.

Agent Notes

- Commercial EPC for the property is a C

Directions

Proceed from our office in an easterly direction along the High Street. At the of the High Street bear off left into Fore Street and follow the road for a short distance the property will be found on your left hand side.

What3words: scar.charts.softly



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.