



turners



Quayfield Road

Ilfracombe, EX34 9EN

Asking Price £245,000



1 Quayfield Road

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This beautifully presented three-bedroom mid-terrace family home enjoys an enviable location just a stone's throw from Ilfracombe's picturesque harbour, offering the perfect blend of coastal charm and modern living. Inside, the property boasts three well-proportioned double bedrooms, each providing ample space and natural light. The versatile ground-floor reception room is ideal for a range of uses and includes a convenient downstairs WC for added practicality. The inviting living room provides a comfortable space to relax, while the modern fitted kitchen diner is thoughtfully designed with ample storage and dining space, perfect for family meals and entertaining.

The accommodation is completed by a stylish three-piece shower room, combining contemporary fittings with functionality. Outside, the private rear garden is low-maintenance yet spacious enough for outdoor seating and activities, providing a tranquil retreat. Situated close to local amenities, shops, and cafes, and with on-street parking available on an ad-hoc basis, this home offers an exceptional lifestyle opportunity in a sought-after coastal town.

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.

Hallway

7'1" x 3'1" (2.17 x 0.94)

This spacious hallway provides convenient access to the ground floor rooms and includes a useful under-stair storage cupboard. Finished with durable vinyl tile flooring and a wall-mounted gas radiator, it offers a practical and welcoming entrance to the home.

Home Office

23'7" x 10'9" (7.19 x 3.29)

Situated on the ground floor, this large and adaptable open-plan room offers excellent flexibility and could be used as a home office, shop front, or additional living space. The room benefits from its own private entrance, dual aspect windows that provide plenty of natural light, and ample space for free-standing furniture. Additional features include a two-piece WC, a wall-mounted cupboard with a stainless steel sink basin, space and plumbing for a dishwasher, a wall-mounted gas radiator, and durable tile-effect vinyl flooring throughout—making it both practical and functional for a range of uses.

WC

4'4" x 2'3" (1.33 x 0.71)

This well-presented two-piece suite that is situated on the ground floor comprises a toilet and sink basin, finished with practical and stylish vinyl tile flooring throughout—ideal for everyday convenience.

Living Room

14'0" x 11'8" (4.27 x 3.57)

This spacious living room offers ample space for free-standing furniture and features a stunning sash bay window with charming stained glass detailing above, filling the room with natural light and character. A wall-mounted gas radiator provides comfort, and the room is fully carpeted throughout, creating a warm and inviting atmosphere.

Kitchen Diner

15'2" x 11'3" (4.64 x 3.43)

This beautifully presented, modern fitted kitchen diner features matching wall and floor units and is equipped with an integrated

Tel: 01271 866421

four-ring electric hob, electric fan oven, and overhead extractor fan. A 1.5 ceramic sink drainer, space for a fridge freezer, and plumbing for a dishwasher add convenience. The room comfortably accommodates free-standing dining furniture and is brightened by dual aspect UPVC double-glazed windows. A wall-mounted gas radiator ensures comfort, while the vinyl mosaic tile flooring completes the space with a stylish and practical finish.

Bedroom One

14'1" x 12'2" (4.30 x 3.73)

Bedroom One is a spacious double bedroom offering ample room for free-standing furniture. Large sash windows frame beautiful sea views, filling the space with natural light and charm. A wall-mounted gas radiator provides comfort, and the room is fully carpeted throughout, creating a warm and relaxing retreat.

Bedroom Two

9'10", 7'8" x 7'10" (3.24 x 2.41)

Bedroom Two is a well-proportioned double bedroom offering ample space for free-standing furniture. A traditional sash window brings in natural light, while a wall-mounted gas radiator ensures year-round comfort. The room is fully carpeted throughout, creating a cosy and inviting atmosphere.

Bedroom Three

15'1" x 10'8" (4.61 x 3.26)

Situated on the ground floor, this spacious double bedroom offers generous space for free-standing furniture and features a charming sash window and a door leading directly to the rear garden. A log burner adds character and warmth, complemented by a wall-mounted gas radiator. The room is finished with practical tile-effect vinyl flooring, creating a stylish and functional living space.

Bathroom

9'10" x 7'9" (3.01 x 2.37)

This stylishly designed three-piece suite features a modern walk-in

shower, toilet, and sink basin. A large sash window allows natural light to enhance the space, while a heated towel rail adds comfort. The room is finished with mosaic-style vinyl flooring, combining practicality with contemporary flair.

Outside Space

This property benefits from a private and low-maintenance rear garden designed for both relaxation and outdoor entertaining. The spacious stone-paved patio provides an ideal setting for outdoor furniture, making it perfect for al fresco dining and social gatherings. A sturdy wooden garden shed offers valuable storage space for tools and equipment, keeping the area tidy and organised. Surrounding the patio, there is ample room for pots filled with vibrant flowers and greenery, enhancing the garden's tranquil ambiance and creating a secluded, peaceful retreat away from everyday life.

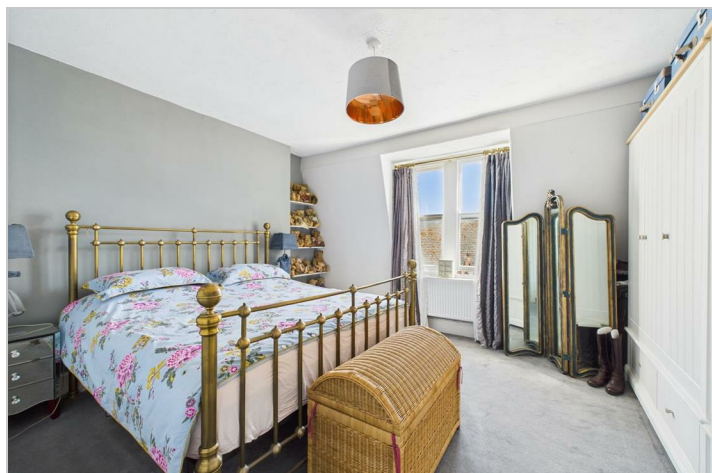
Agent Notes

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

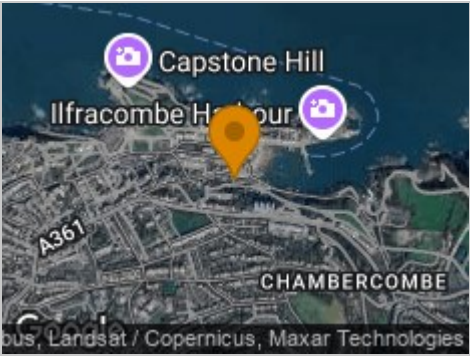
From our office, head north-east on High Street/A361 towards Oxford Road and then turn left onto Fore Street. Follow to the bottom of Fore Street where the property will be situated on the right hand side. We would advise parking at Ropery Car Park which is a short walk to the property.



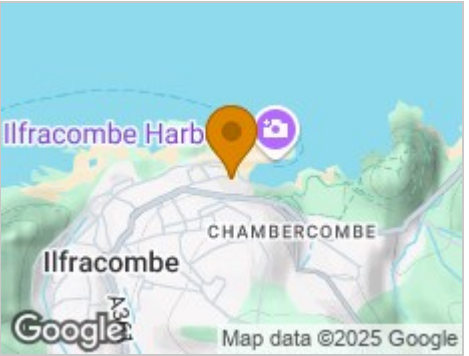
Road Map



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

