



## Champernowne Crescent

Ilfracombe, Ilfracombe, EX34 9PL

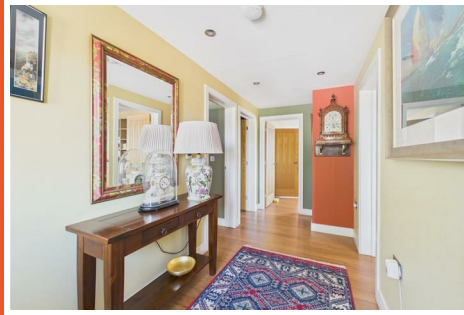
**Price Guide £525,000**



# Ferns Champernowne Crescent

, Ilfracombe, EX34 9PL

## Price Guide £525,000



### Property Description

Designed to maximise both natural light and its stunning coastal outlook, this impressive home offers versatile accommodation extending throughout, making it an ideal purchase for growing families, those looking to entertain, or buyers simply seeking a peaceful coastal lifestyle.

Undoubtedly the centrepiece of the home is the magnificent open-plan lounge, kitchen and dining area. This spectacular space has been thoughtfully designed to create a seamless connection between the indoors and outdoors, with large patio doors opening directly onto the rear garden and framing the far-reaching sea views beyond. Vaulted ceilings and an abundance of glazing flood the room with natural light, creating an incredible sense of space, whilst the striking mezzanine floor overlooking the living area adds both architectural interest and a unique feeling of openness that is rarely found. Whether enjoying a quiet evening with family or entertaining guests, this room provides the perfect setting all year round.

The contemporary kitchen has been designed with practicality and entertaining in mind, featuring a comprehensive range of fitted units, integrated appliances, generous worktop space and a central island that naturally becomes the hub of the home. There is also ample space for freestanding white goods, ensuring both functionality and flexibility.

The property boasts four well-proportioned double bedrooms, all offering comfortable accommodation. The spacious primary bedroom benefits from a beautifully appointed four-piece en-suite bathroom comprising a bath, separate shower, double wash hand basin and WC, creating a luxurious private sanctuary. The second bedroom also enjoys the convenience of its own modern three-piece en-suite shower room, enhancing both comfort and privacy. A stylish ground floor three-piece shower room provides excellent additional convenience for the two ground floor bedrooms.

A practical utility room provides further storage and laundry facilities, helping to keep the main living areas uncluttered, whilst the integral garage offers excellent versatility. Whether utilised for secure parking, additional storage, a workshop or even future conversion potential (subject to the necessary consents), it represents a valuable addition to this already impressive home.

Externally, the property enjoys a distinctive wrap-around plot that has been thoughtfully designed to make the most of its exceptional position. The beautifully maintained rear garden is predominantly laid to lawn, creating an ideal space for children to play or for relaxing in complete privacy. A delightful patio area accessed directly from the principal bedroom provides the perfect spot to enjoy a morning coffee whilst

taking in the peaceful surroundings.

To the front, the low-maintenance garden features an attractive timber decking area, perfectly positioned for al fresco dining, summer entertaining or simply sitting back to admire the spectacular uninterrupted views across the Bristol Channel towards Hillsborough. The elevated position ensures the property enjoys both privacy and an ever-changing coastal backdrop throughout the seasons. A generous private driveway provides ample off-road parking for numerous vehicles with ease, while also offering plenty of space to accommodate a motorhome, caravan or boat, making this an excellent choice for buyers seeking additional parking flexibility.

Situated in one of Ilfracombe's most desirable residential locations, this outstanding home is conveniently placed within easy reach of highly regarded schools, local amenities, supermarkets, healthcare facilities and excellent transport links. Ilfracombe's picturesque harbour, renowned restaurants, independent shops, beaches and the South West Coast Path are all just a short distance away, allowing residents to enjoy the very best of North Devon's coastal lifestyle.

Offering spacious accommodation, outstanding views, exceptional entertaining space and the added benefit of being sold with no onward chain, this truly remarkable home presents a rare opportunity to secure a unique family residence in an enviable coastal location. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

### 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.

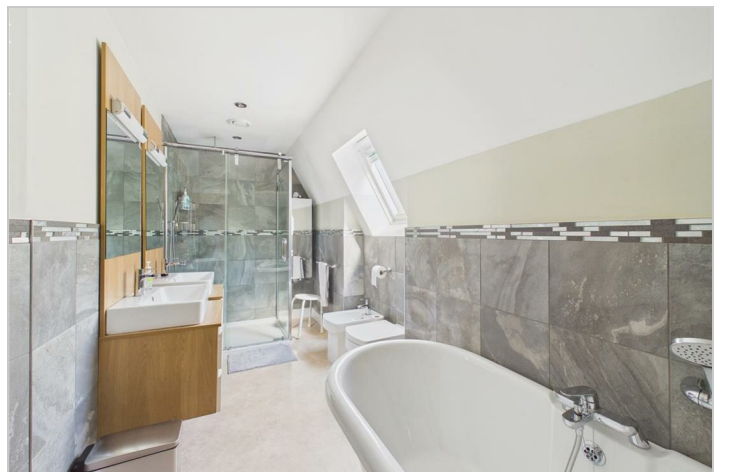
North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.

### Directions

From our office head north-east on High Street/A361 toward Oxford Grove and continue on the High Street/A361 until you get to a set of traffic lights. Once you reach the lights, carry on straight on Hillsborough Road for 0.4 miles and turn right onto Chambercombe Road. Follow this road half way up and turn right onto Champernowne Terrace. Follow this road for 115ft where you will turn left onto the private road, follow this road and the property will be on your right hand side.

What3words: sands.keep.noisy

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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.

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Energy Efficiency Graph

