



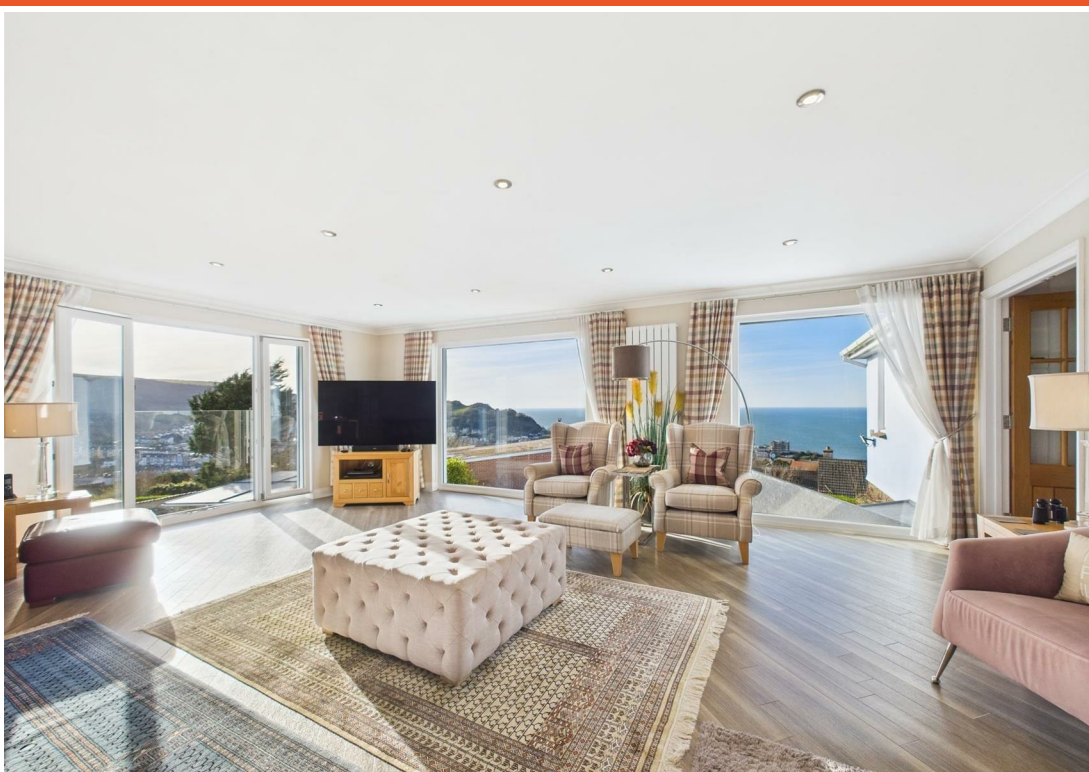
# turners



Fairfield, Ilfracombe, EX34 9ND

£750,000





# Fairfield

Ilfracombe, EX34 9ND

## The Property

Welcome to The Farthings, a beautifully designed and impeccably presented four-bedroom detached family home set in an elevated position that includes an additional one-bedroom luxury ground floor apartment and is available with no onward chain. This property has the most expansive sea views in all of Ilfracombe and has to be seen to be fully appreciated.

The main residence offers four spacious double bedrooms, two of which feature en-suite bathrooms and enjoy breath-taking views. The expansive living room is filled with natural light thanks to dual-aspect floor-to-ceiling windows, while the contemporary kitchen-diner opens onto a superb sun terrace—complete with a built-in hot tub and ample space for al fresco dining and entertaining. Additional features include a stylish four-piece family bathroom, a separate utility room and an integral double garage.

This exceptional property includes an integral one-bedroom self-contained ground-floor annexe, ideal for independent living or holiday letting. This space features a modern fitted open plan living space, large double bedroom and a spacious four piece bathroom suite; the perfect retreat that enhances modern living and comfort.

The grounds of the property are truly exceptional, featuring an elevated rear garden that offers sensational panoramic sea and countryside views. Perfect for outdoor living, the space includes a generous patio ideal for al fresco dining and ample room for various activities. A private driveway accommodates multiple vehicles and full access around the perimeter adds both convenience and versatility.

## 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.

£750,000



- Luxury dynamic five bedroom detached family home
- No Onward Chain
- One-bedroom self-contained ground-floor annexe
- Incredible sun terrace with built-in hot tub
- Private drive and parking for several vehicles
- Exceptional rear garden and views
- Close proximity to local schools and amenities
- Modern finish throughout





### Farthings Nest

Farthings Nest is a beautifully designed, modern ground floor apartment, perfect as a stylish holiday let or for independent living. This self-contained home features a spacious and light-filled double bedroom with stunning sea views through a UPVC double glazed window. The room offers ample space for free-standing furniture and is finished with sleek vinyl flooring and a wall-mounted gas radiator, creating a comfortable and contemporary living space. This space also benefits from a positive input ventilation system to enhance fresh filtered air into the property.

There is a wonderfully presented open-plan living area that offers a perfect blend of comfort and contemporary style. The lounge provides ample space for free-standing furniture, while the kitchen-dining space features a modern fitted kitchen with sleek matching wall and base units. It includes a 1.5 stainless steel sink drainer, integrated four-ring electric hob with extractor fan, electric fan oven, integrated fridge freezer and dishwasher. There is also room for a free-standing dining set. Bright and airy throughout, the space benefits from dual-aspect UPVC double glazed windows and a UPVC obscure glazed door leading to the rear garden. Stylish vinyl flooring and a wall-mounted gas radiator complete the look.

To complete the apartment there is a modern-designed three-piece bathroom that features a sleek bath with overhead shower, toilet, and sink basin accompanied by a stylish wall-mounted LED-lit mirror. Additional touches include a wall-mounted heated towel rail, electric extractor fan, spot lighting, and contemporary vinyl flooring throughout. Just outside the bathroom, a convenient utility cupboard offers space and plumbing for a washing machine, room for a tumble dryer, wall-mounted shelving, and matching vinyl flooring—combining functionality with a cohesive design.

### Agent Notes

- The property also benefits from solar panels to the rear elevation providing electricity for the property and generating an income of approximately £2500 per annum.
- Large loft which is partly boarded and fully insulated.
- No Onward Chain
- Farthings Nest (Annexe) has a positive input ventilation system (PIV) to enhance purified air.
- Owl smart heating and hot water control with the Farthings having it's own separate heating.
- Farthings Nest (Annexe) has previously been a successful holiday let.

### Directions

From our office head south-west on High Street/A361 towards Meridian Place for 0.2 miles. Once you get to the co-op, take a left turning onto Marlborough Road and follow this road for 0.4 miles. Turn left onto Princess Avenue and then take your next right onto Fairfield. follow this road to the top and take a left turning onto the Farthings where an agent will meet you to show you around.



Floor Plans



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

