turners

Crofts Lea Park

Ilfracombe, EX34 9PN

Price Guide £550,000

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Property Description

Occupying an elevated position within one of Ilfracombe's most sought-after residential addresses, this beautifully modernised and extended Victorian semi-detached home effortlessly combines timeless period character with contemporary family living. Offering spacious accommodation across three floors the property enjoys breathtaking panoramic views across the harbour, Bristol Channel and distant coastline.

A welcoming entrance hall sets the tone, leading through to a light-filled lounge where an original marble fireplace, decorative coving and a large bay window perfectly frame the stunning coastal outlook. At the heart of the home is the impressive extended kitchen and breakfast room thoughtfully designed for modern family life. Featuring a Rangemaster five-burner cooker, integrated dishwasher and direct access to the south-facing garden, it provides the ideal setting for everything from busy weekday mornings to relaxed weekend gatherings. A separate dining room offers additional entertaining space, while a versatile study, currently used as a playroom, sits alongside a convenient ground floor WC.

The first floor continues to impress with generous proportions throughout. The main bedroom enjoys elevated harbour and sea views, while the second double bedroom overlooks the sunny south-facing garden and benefits from an adjoining dressing room. Completing this floor is a well-appointed family bathroom featuring a Jacuzzi bath, WC and wash hand basin.

The second floor offers two further double bedrooms, with the front room enjoying the same spectacular coastal outlook. A separate WC serves this level, along with access to a substantial loft space offering excellent potential as a home office, studio or additional hobby room, subject to any necessary consents.

The home's Victorian heritage has been carefully preserved, with original internal doors retained throughout, reinstated ceiling roses which are complemented by made-to-measure remote-controlled blinds in both the lounge and principal bedroom. Practical improvements include a recently installed boiler and new radiators.

Outside, the property continues to impress. To the front is a generous driveway which provides off-road parking for up to six vehicles and leads to a large integral garage with power, lighting and an electric roller door with easy access loft storage over. To the rear of the garage is additional space with excellent potential for a utility room or workshop. The private south-facing rear garden provides a wonderful place to enjoy the warmer months, whether dining alfresco, entertaining family and friends or simply unwinding in the sunshine.

Beautifully presented throughout and ready to move straight into, this exceptional home offers a rare opportunity to acquire a substantial Victorian family residence in one of Ilfracombe's most desirable locations with coastal views.

Location

Ifracombe 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.

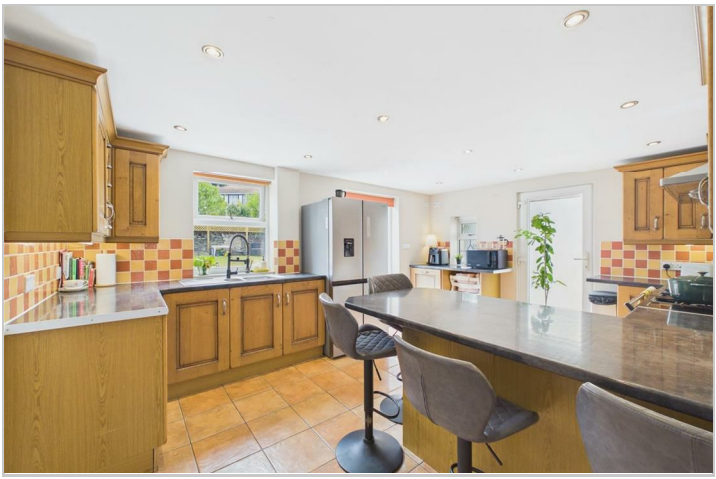
Directions

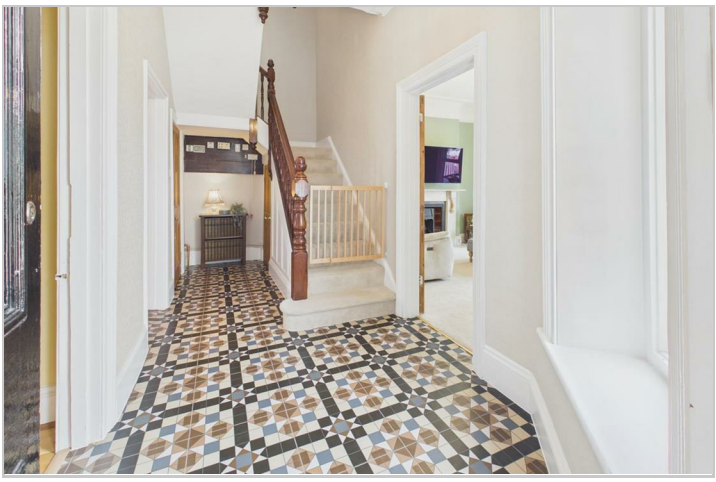
From our office in Ilfracombe, head east along the High Street merging into Portland Street, continue to the traffic lights and take a right hand turning onto New Barnstaple Road. Continue along this road taking the sharp left hand bend and continue for a short distance turning left into Crofts Lea Park, where the property will be located on your right hand side with for sale board and number plate displayed.

Whats3words - goals.wedge.boring

Agent Notes

- A new consumer has been installed
- New boiler and radiators
- Roof was re-done 1 year ago
- New carpets and underlay

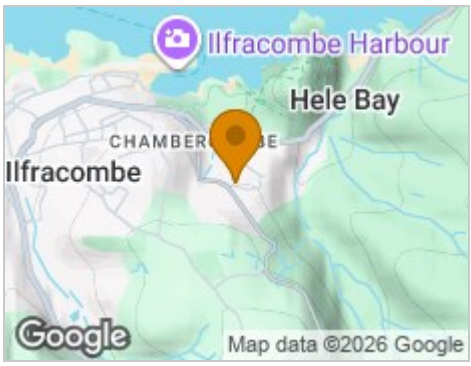




Road Map

Hybrid Map

Terrain Map

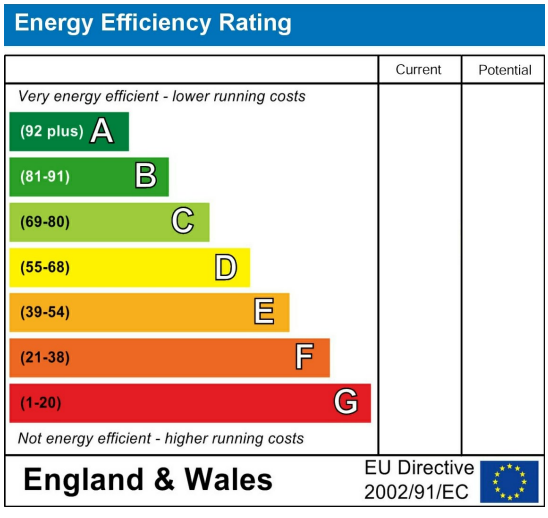


Floor Plan

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



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