



turners



Ettiford Farm , Ilfracombe, EX34 9RG

£150,000





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Barn 6, Ettiford Farm

Ilfracombe, EX34 9RG

This semi-detached barn, located in a peaceful countryside farm setting on the outskirts of Ilfracombe, offers great potential for conversion. Some preliminary work has already been completed, making it a promising project for those looking to create a unique living space. With close proximity to the coastline and Woolacombe beach, this private location combines rural charm with easy access to stunning coastal scenery. Ideal for those seeking a creative endeavour in a beautiful setting.

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 the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.



Location:

Nestled on the outskirts of Ilfracombe, this hidden countryside setting offers a peaceful and private retreat. Surrounded by natural beauty, it provides a tranquil atmosphere while remaining conveniently close to essential amenities and local schools. With a short drive to stunning local beaches, it strikes a perfect balance between rural serenity and coastal accessibility. Ideal for those seeking a serene lifestyle without sacrificing convenience.



Outside:

This property features a private rear garden that offers beautiful countryside views, creating a tranquil outdoor space for relaxation.

The reasonably sized lawn provides plenty of room for gardening or outdoor activities.

Additionally, the property includes allocated parking, ensuring convenience and accessibility.

The Barn:

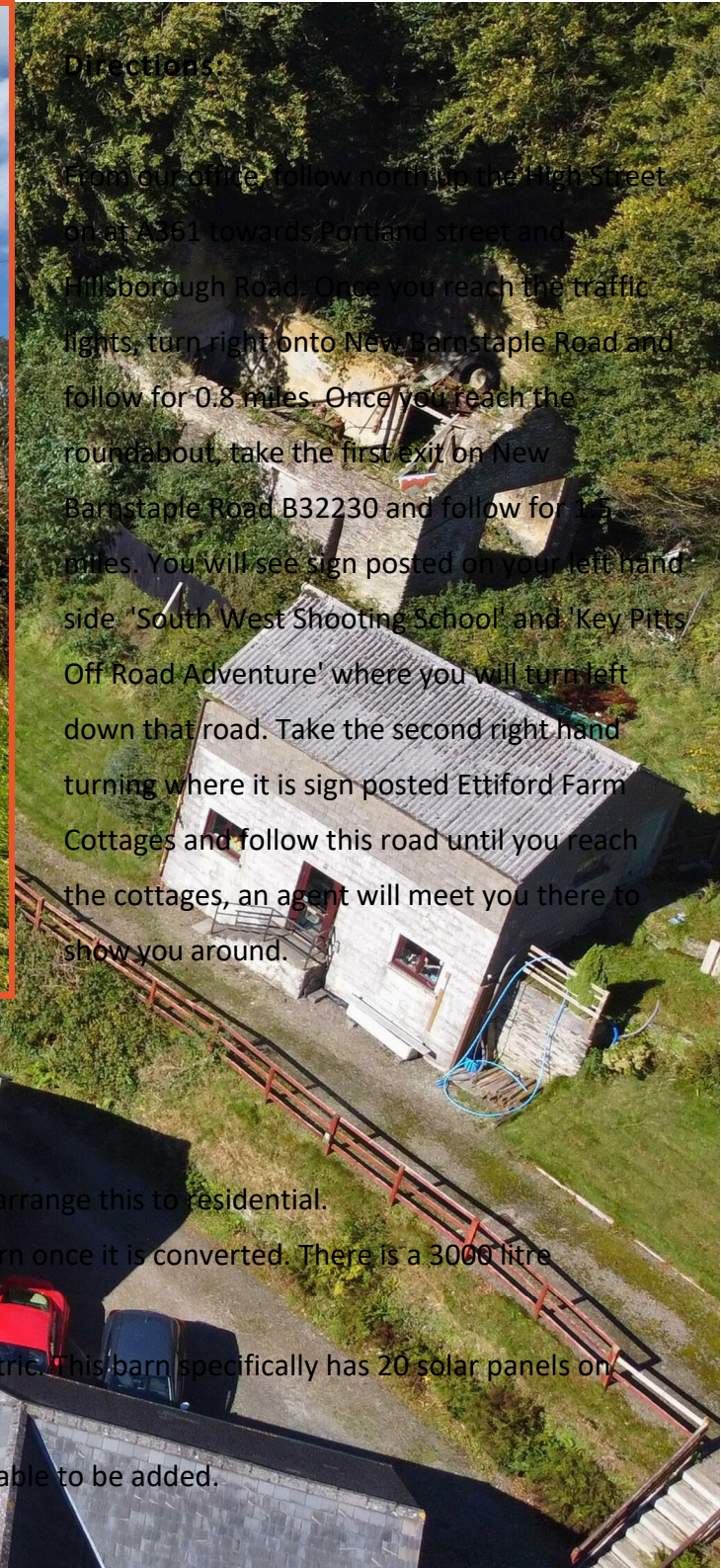
This semi-detached barn boasts allocated parking and a private rear garden with lovely countryside views. Significant renovations have already been completed, including new oak frames on half the property and laminated beams on the other half. The roof has been raised, with new rafters and Velux window cut-outs for natural light, while 20 solar panels on the roof enhance energy efficiency. Additionally, the main supporting wall has been reinforced to accommodate a staircase, providing a solid foundation for further development. This barn presents a fantastic opportunity for those looking to create a distinctive home in a picturesque rural setting.

The barn itself will be over two floor with the ground floor consisting of an open plan lounge kitchen dining room, two well-proportioned double bedrooms and a three-piece family bathroom. The upper floor will provide another double bedroom with the benefit of a three-piece en-suite.



Directions

From our office, follow north up the High Street on at A361 towards Portland street and Hillsborough Road. Once you reach the traffic lights, turn right onto New Barnstaple Road and follow for 0.8 miles. Once you reach the roundabout, take the first exit on New Barnstaple Road B32230 and follow for 1.5 miles. You will see sign posted on your left hand side 'South West Shooting School' and 'Key Pitts Off Road Adventure' where you will turn left down that road. Take the second right hand turning where it is sign posted Ettiford Farm Cottages and follow this road until you reach the cottages, an agent will meet you there to show you around.



Agents Notes:

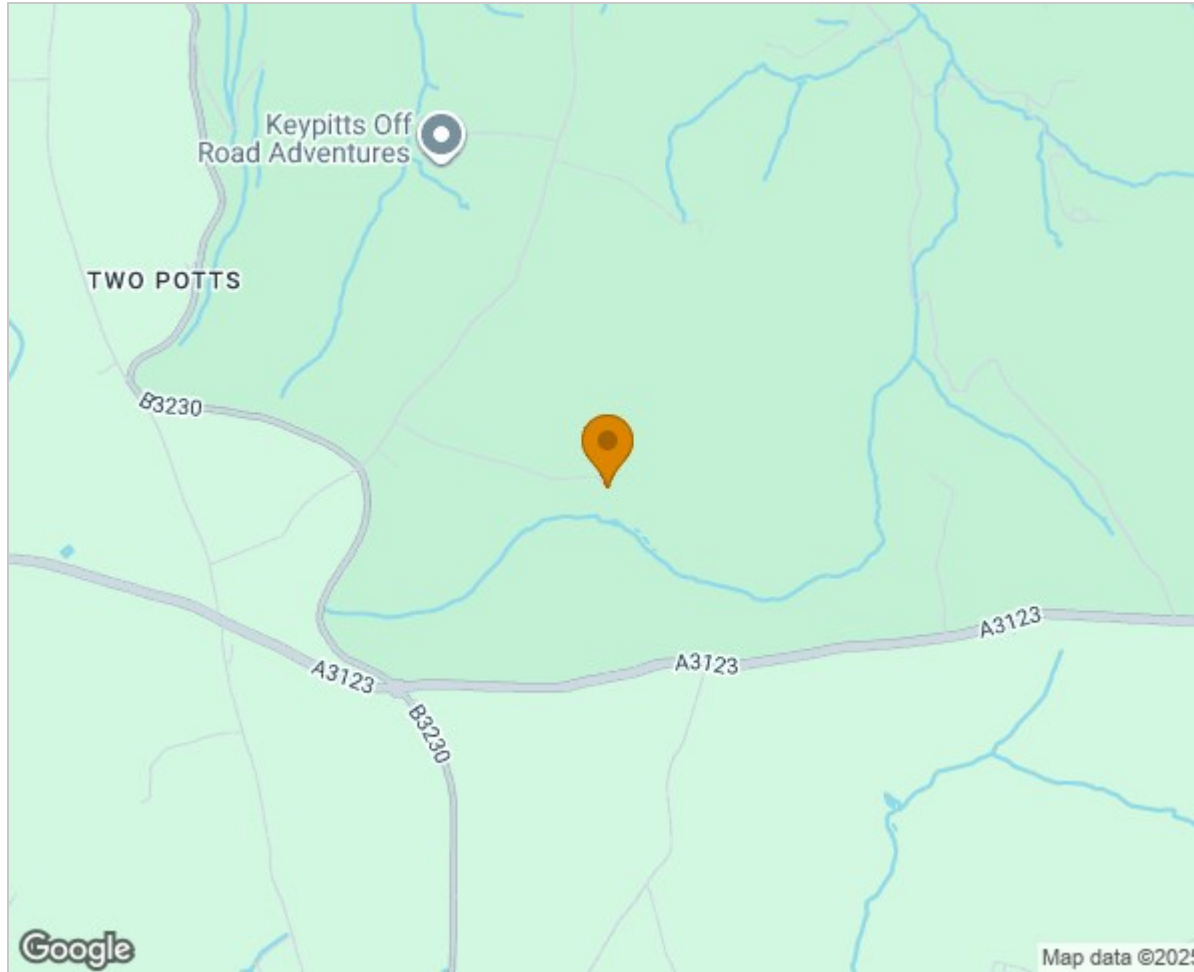
This property can currently only be purchased for holiday let use but there are current proceedings in order to rearrange this to residential.

Water from the cottages is from a borehole and is filtered via UV which would be able to be connected to the barn once it is converted. There is a 3000 litre holding tank that sits to the rear of games room/store building.

The other cottages have power provided by separate solar panels with the main farmhouse being on mains electric. This barn specifically has 20 solar panels on the roof.

The current cottages have drainage to a septic tank which we have the understanding that this barn will also be able to be added.

Location Map



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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