



turners



Greytor Highfield Road
Ilfracombe, EX34 9LF

Asking Price £375,000



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A well-presented three-bedroom detached property with dual-aspect sea views. Situated on a spacious corner plot in Ilfracombe. The property features three double bedrooms with the third bedroom currently being utilised as a dining room, the loft accessed from the landing could be transformed into a 4th bedroom with minor renovation. It is currently used as a storage space. The front benefits from a driveway for multiple vehicles. The rear garden serves as a suntrap, ideal for summer entertaining, offering exceptional views of the sea and coastline. Additional advantages include gas central heating and double glazing throughout as well as ample parking. This property is being sold on a chain-free basis.

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.



- A beautiful detached house on a spacious corner plot
- Prominently positioned on a popular road
- Impressive dual aspect sea views
- 3 double bedrooms where required with potential for 4th bedroom with light renovation
- Chain-free sale
- Low maintenance front and rear gardens
- Outside decking and sun terrace
- Driveway with parking for multiple vehicles
- The ideal home for a growing family
- Gas central heating and double glazing throughout



Hallway 6'11" x 12'5" (2.13 x 3.80)

A bright and spacious hallway with hardened wooden flooring provides access to multiple rooms and features a staircase leading to the upper level.

Dining/Bedroom 3 14'5" x 11'11" (4.40 x 3.64)

The room is filled with natural sunlight from the bay window overlooking the front garden and the side windows. Currently set up as a dining room, but would function well as an additional bedroom. Ample space for a family dining table, it can easily be transformed into a living room.

Living Room 11'10" x 19'9" (3.63 x 6.04)

This large dual aspect living room could double up as a living/dining room if there was a desire to use the current dining room as an additional bedroom. The fireplace serving as the focal point creates a warm atmosphere, perfect for gatherings whilst the abundance of natural light from the windows creates a bright living space. The sliding doors open onto the rear garden with views of the sea bringing the beauty of nature right into the living room. It is the perfect setting for families to enjoy each other's company and the beauty of the outdoors.

Kitchen 10'1" x 14'2" (3.08 x 4.33)

A large kitchen with plenty of base and eye-level units, including a convenient larder for dried goods. The kitchen overlooks the rear garden and provides access to the utility room. The blue-toned design creates a seaside ambience and a fresh atmosphere. It also has enough space to comfortably fit a small dining table.

Utility Room 5'4" x 6'4" (1.65 x 1.94)

A convenient utility room providing storage for white goods.

WC 2'10" x 6'11" (0.87 x 2.11)

A convenient downstairs WC includes a toilet, basin, and radiator

Bathroom One 6'4" x 6'10" (1.94 x 2.10)

A ground floor family bathroom featuring light tones and partially tiled walls. The bathroom includes a bathtub with an electric shower, a basin.

Landing 6'3" x 17'11" (1.92 x 5.47)

The landing is brightly lit by windows at both the front and rear. At the top of the stairs, the rear window provides a view of the sea beyond. The landing is spacious enough to furnish and decorate as desired.

Bedroom One 11'10" x 21'0" (3.62 x 6.41)

A generously sized bedroom not only impresses with its spaciousness but also with its stunning view. Featuring windows at the front and side, along with sliding doors at the rear, both the sliding doors and side windows offer picturesque panoramic views of the sea. The room offers ample space for a king-sized bed, as well as abundant built-in wardrobes and cabinets.

Bedroom Two 13'1" x 11'8" (3.99 x 3.56)

An equally generously sized bedroom

Storage/Bedroom 4 9'3" x 12'9" (2.82 x 3.89)

This room could be converted into a 4th bedroom with minimal modifications. The Velux window provides light into the space.

Bathroom 4'1" x 8'10" (1.26 x 2.71)

a well laid out family bathroom that could benefit from some modernising. The bathroom includes a toilet, basin, and walk-in shower.

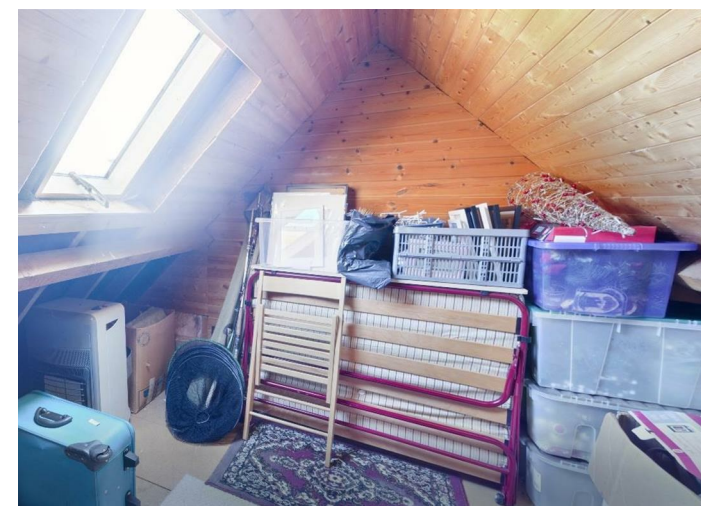
Outside

A spacious front garden designed for low maintenance, predominantly covered in gravel, the driveway offers parking space for up to two vehicles. Leading up to the house raised flower beds adorn the front with lovely mature shrubs. To the rear, a sizable decking area provides an ideal spot for outdoor dining, offering beautiful views of the horizon. Additionally, there's a small patio area made of flagstone and gravel. The garden is bordered by plants and shrubbery, enhancing privacy and defining the property's boundary clearly.

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.



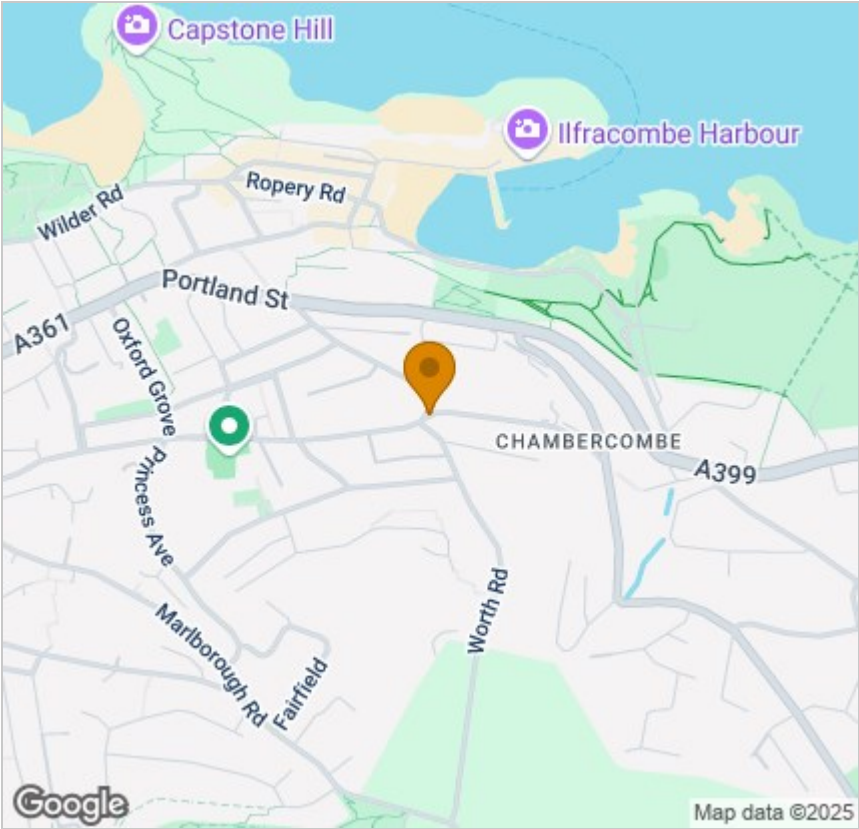
Floor Plan



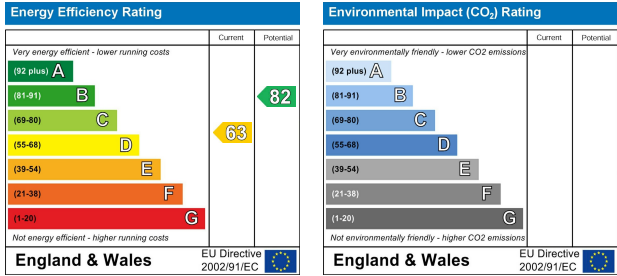
Viewing

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.

Area Map



Energy Efficiency Graph



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