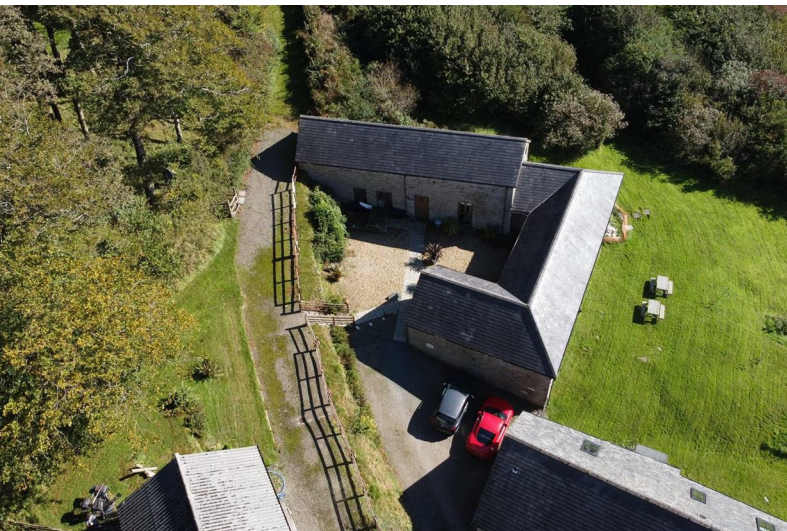




Ettiford Farm Cottages

Ilfracombe, EX34 9RG

Price Guide £275,000



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Property Description

Nestled within a peaceful and private countryside setting, this beautifully presented barn conversion offers an exceptional holiday retreat, seamlessly blending contemporary comfort with charming rustic character. Featuring high vaulted ceilings, exposed beams and an abundance of natural light throughout, the property enjoys a warm and inviting atmosphere while making the most of its idyllic rural surroundings.

At the heart of the home is a stunning open-plan lounge, kitchen and dining area, creating a versatile and sociable living space ideal for relaxing and entertaining. The impressive high ceilings and exposed beams enhance the property's character, while large windows allow natural light to flood the interior and frame the surrounding countryside views.

The accommodation comprises two generously sized double bedrooms, both benefiting from stylish three-piece en-suite shower rooms, providing comfortable and private accommodation for owners and guests alike.

Externally, the property enjoys a shared courtyard to the front, while to the rear there is a substantial garden offering a wonderful space for outdoor dining, relaxation and recreation. The garden enjoys delightful views across the surrounding countryside and woodland, creating a peaceful backdrop throughout the seasons. Private parking further enhances the practicality and appeal of this charming holiday home.

Situated within a tranquil rural location yet conveniently placed for access to North Devon's stunning coastline and attractions, this delightful barn conversion presents an excellent opportunity as a holiday retreat or investment property. Please note that the property is subject to a holiday occupancy restriction and may only be used for holiday purposes.

Location

Ettiford Farm enjoys a peaceful rural setting within a picturesque North Devon valley, surrounded by rolling countryside and scenic views. Despite its tranquil

location, the property is conveniently situated just a short drive from the coastal towns and attractions of Ilfracombe, Woolacombe Beach and Combe Martin, offering easy access to beautiful beaches, coastal walks, shops, restaurants and local amenities. The area is renowned for its outstanding natural beauty, making it an ideal base from which to enjoy both the North Devon coastline and surrounding countryside.

Agent Notes

This property can currently only be purchased for holiday let use only.

There is a 5kw Solar PV system which supplies electricity to this and two other barns. These solar panels are currently located on the roof of the barn attached to Holly Cottage.

Water from the cottages is derived from a borehole and is filtered via UV. There is a 3000 litre holding tank that provides this.

This cottage has underfloor heating and also has heating provided by an air source heat pump.

Hazel Cottage also has a septic tank and reed bed for drainage.

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.

What3words: pulse.pupils.remain



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

135 High Street, Ilfracombe, Devon, EX34 9EZ
Tel: 01271 866421
Email: sales@turnerspropertycentre.co.uk
<https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

