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Mews House Northfield Road, Ilfracombe, EX34 8AL

Price Guide £450,000





# Mews House Northfield Road

Ilfracombe, EX34 8AL

## Property Description

Available with no onward chain is Mews House a truly exceptional family home with a distinctive "wow factor," offering a rare blend of history, space, and modern comfort with a central location. Originally built in 1887, the property has been meticulously converted to an outstanding standard, combining character features with contemporary design.

From its modest front facade, the sheer scale and quality of the accommodation come as a delightful surprise. Arranged over two expansive floors, this unique home offers flexible living ideal for a large family, multi-generational living, or those needing space for an elderly or dependent relative.

You are invited in by a large light tiled entrance hall which flows seamlessly through the upper level and guiding you to the lower ground floor. The entrance level enjoys 3 bedrooms, with the main suite being a highlight to the conversion and design. This delightful large room includes a Juliette balcony overlooking the rear garden, a walk-in wardrobe, and a luxurious en suite bathroom with Jacuzzi bath and rainfall shower over. In addition you have 2 delightfully lit bedrooms, the larger benefiting from a walk-in wardrobe and access to stylish shower suite, with the smallest bedroom currently being used as a study. The lower ground floor boasts an impressive open-plan living area with two distinct sitting zones, a spacious dining area, and a sleek kitchen with solid wood worktops, central island, and integrated appliances, with a central utility room with added space for white goods.

Bi-folding doors open directly onto the garden, seamlessly blending indoor and outdoor living, while a cosy lounge which features a wood burner set on a slate hearth and reclaimed wood flooring. The lower floor bedrooms offer great proportions, both with access to a modern bathroom suite and a large walk in storage room that could be used as a home office/gym/dressing area.

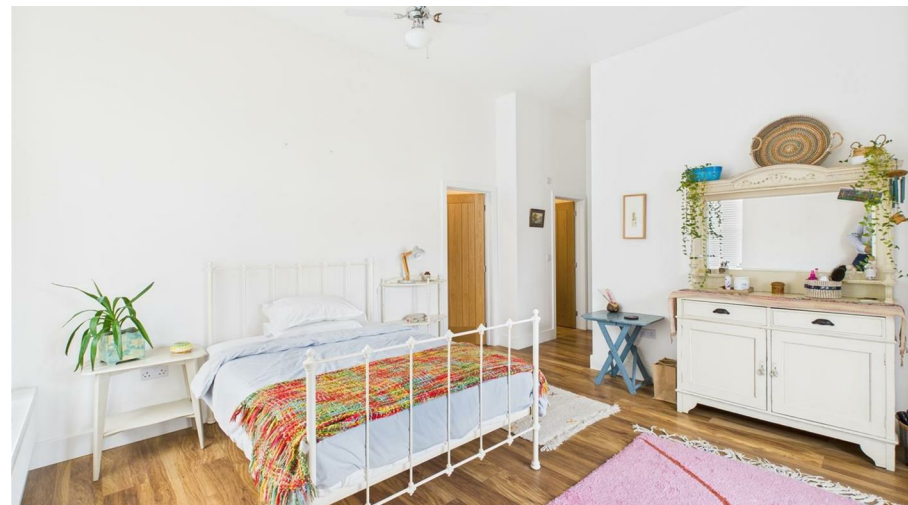
Outside, the property continues to impress with a large beautifully landscaped and walled garden, making for a peaceful oasis. An expansive patio area with storage sheds and side access and flows onto a large level lawn, framed by mature planting beds, flowering trees, and colourful shrubs, creating a peaceful retreat, that has sun to be enjoyed throughout the day.

An integral double garage with electric roller door, light, and power provides secure parking, with space for any additional vehicles at the front of the property.

Perfectly situated within walking distance of the town centre's amenities and the picturesque harbour, Mews House offers a unique combination of heritage charm, modern luxury, and rare outdoor space in such a central location. Early viewing is strongly recommended to fully appreciate the remarkable size, versatility, and quality of this exceptional home.



- No onward chain
- Spacious two floors of flexible living
- Open-plan living with bi-fold doors to garden
- Private walled garden with sunny patio & lawn
- 1887 Victorian home with modern luxury
- Main suite with balcony, dressing room & spa bath
- Adaptable rooms for office, gym, or guests
- Double garage plus off-road parking





## 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

Proceeding on foot from the main high street, head towards meridian place. At the first set of traffic lights, turn right onto Northfield Road, continue for a short distance taking the next walkway (The Lanes) on your right hand side and the property will be located on your left hand side.

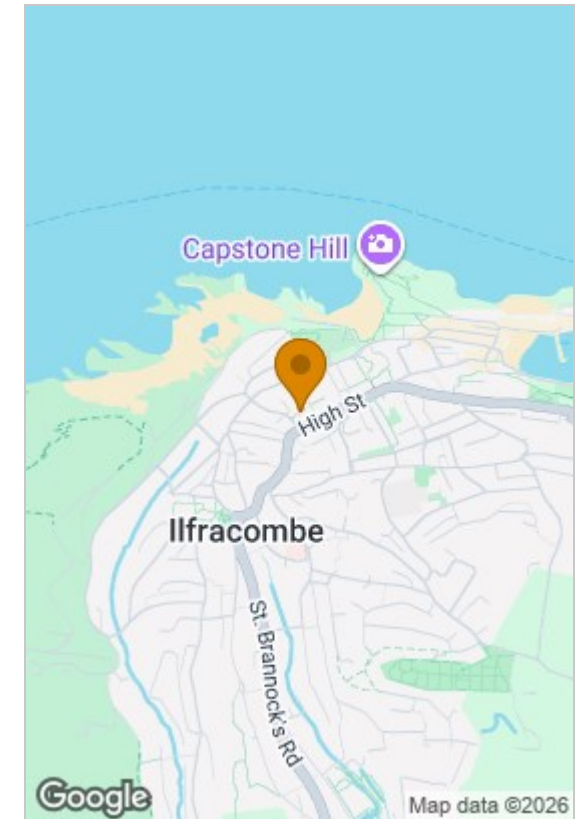
Via vehicle, continue along the A361/high street, taking the left hand turning onto Northfeild Road, continue to the end turning right at the traffic lights. Take the next right hand turning into Fortescue Road, park towards the end of the road and continue on foot to the top of the road turning right onto The Lanes and an agent will meet you outside the property.



## Floor Plans



## Location Map



## Energy Performance Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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