



Channel View

Ilfracombe, EX34 9PU

Price Guide £675,000

 6
  4
  3
  C



69B Channel View

Ilfracombe, EX34 9PU

Price Guide £675,000



Property description

Situated in the highly sought-after Channel View, positioned along a private road, this exceptional and substantial family home offers an outstanding combination of space, privacy, versatility and breathtaking coastal views. Having been thoughtfully extended and improved by the current owners, the property provides generous accommodation arranged over two floors, complemented by extensive gardens, a large double garage and ample off-road parking. The property is ideally suited to modern family living and really does need to be viewed internally to fully appreciate the quality, space and incredible outlook on offer.

Upon entering the property, the generously extended kitchen/diner immediately provides the wow factor. This impressive open-plan space forms the heart of the home and has been designed with both everyday family life and entertaining in mind. The modern fitted kitchen offers an excellent range of wall and base units, extensive work surfaces and a substantial central island, providing plenty of preparation space and an ideal social area. The adjoining dining space is exceptionally bright and spacious, with large bi-fold doors opening directly onto the rear garden. These doors allow the room to be opened up during the warmer months and create a wonderful connection between the house and garden. From the kitchen/diner, the views stretch towards Hele Bay and across the Bristol Channel towards the Welsh coastline, providing an exceptional backdrop to family meals and entertaining. A useful separate utility room further complements this impressive space.

The property also benefits from a large and versatile living room, providing an excellent additional reception space. With plenty of room for a variety of furniture arrangements, this could comfortably be used as a traditional lounge or alternatively as a lounge/diner. Patio doors provide direct access to the rear garden while also allowing plenty of natural light into the room. A feature log burner creates a cosy focal point and provides warmth to the living space, with the added benefit of helping to heat the wider property. Also situated on the ground floor is a useful home office, ideal for those working remotely. Due to its size and position, this room could alternatively be utilised as a ground-floor bedroom, offering excellent flexibility for multi-generational living or accommodating guests. A convenient two-piece bathroom suite completes the ground floor accommodation.

Moving to the first floor, the property provides an impressive six well-proportioned double bedrooms, making this an ideal home for a large or growing family. The primary bedroom is particularly impressive, benefiting from built-in wardrobes, space for a super king sized bed, stunning sea and countryside views and a luxurious four-piece bathroom suite. A Juliet balcony further enhances this room, creating a wonderful space from which to take in the panoramic coastal outlook and enjoy the changing scenery throughout the day.

Bedroom Two is another generous double bedroom and benefits from its own stylish three-piece en-suite, providing excellent convenience and privacy. Bedrooms Three and Four both enjoy attractive sea and coastal views, while the remaining bedrooms provide excellent versatility for children, guests or additional home-working requirements. A well-appointed four-piece family bathroom serves the remaining bedrooms.

Externally, the property benefits from an impressive amount of private outside space, which is

particularly rare for a home in such a desirable coastal location. The rear garden provides an excellent area for families, with plenty of space for children to play, entertaining and enjoying outdoor activities. A substantial wooden decked area creates an ideal setting for al fresco dining and outdoor entertaining, while allowing the owners to make the most of the outstanding sea views. The garden also benefits from vegetable patches, providing an excellent opportunity for those with an interest in gardening or growing their own produce.

To the front of the property is a substantial double garage, providing parking for two vehicles while also offering considerable additional storage space. The driveway further benefits from four off-road parking spaces, providing an exceptional amount of parking for a large family home.

The location is another major attraction, with the property situated within close proximity to local amenities, schools, transport links and the stunning North Devon coastline. Ilfracombe's historic and bustling harbour is also nearby, providing access to a range of independent shops, cafés, restaurants and recreational facilities, while the surrounding coastline offers an abundance of beautiful beaches and scenic walking routes.

This impressive property offers a rare combination of substantial family accommodation, exceptional coastal views, extensive gardens, generous parking and a private setting. With its versatile layout, impressive entertaining spaces and enviable outlook across the Bristol Channel, this is a home that offers both space and lifestyle in one of North Devon's most desirable locations.

Location

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.

Agent notes

- This property provides solar panels that are owned and will also include one 2.5 kwh lithium battery with the sale
- This property has Starlink installed providing high speed internet around the whole house
- There is an EV electric charging point

Directions

From our office, head towards Oxford Grove down the High Street and follow the A361 onto Portland Street. Continue on this road onto Coronation Terrace and turn right at the traffic lights onto New Barnstaple Road. Follow this road for 0.4 miles and then turn right onto Channel view. Take the second right hand turning continuing onto Channel view where you'll be greeted by a private road, continue on this road and the property will be situated on your left hand side.

What3words: scan.fumes.coast

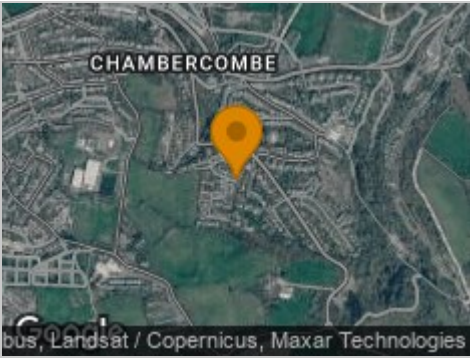
Tel: 01271 866421



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

