



turners



Quayfield House Quayfield Road, Ilfracombe, EX34 9EN

Offers In The Region Of £885,000





Quayfield House, Quayfield Road

Ilfracombe, EX34 9EN

The property

This exceptional family home, currently operating as a successful luxury holiday let, offers truly unrivalled views over Ilfracombe Harbour from the majority of its rooms.

The ground floor showcases an immaculate open-plan kitchen with central island and large dining area, flooded with natural light from dual-aspect windows, including a striking bay window framing panoramic beach and harbour views. A separate living room with panoramic bay window, has French doors to the side providing access to the huge decked area, a spacious ground floor wet room and a discreet utility room.

On the first floor, another living room has breathtaking harbour vistas from its windows and balcony. Bedroom One is a spacious master with built-in wardrobes, uninterrupted sea views, and a luxurious four-piece en-suite. Also on this level is a well-proportioned double bedroom (currently arranged as a twin) with en-suite shower room.

The second floor continues to impress with another master bedroom enjoying harbour views and four-piece en-suite, another double with coastal views and en-suite walk-in shower, and a further twin bedroom with ensuite shower room. This home offers space, elegance, and a rare coastal lifestyle opportunity in one of Ilfracombe's most desirable locations.



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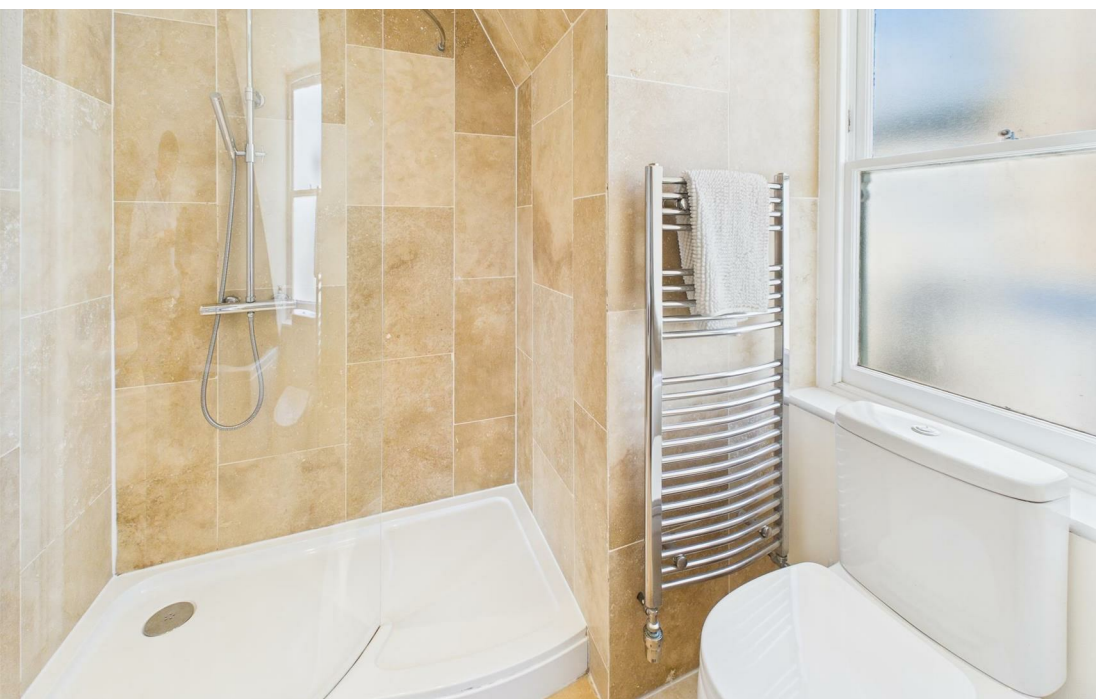


Outside Space

This remarkable property boasts outstanding outdoor space, designed to take full advantage of its spectacular coastal setting. Expansive sun terraces cover 3 levels with some of the most breath-taking views in North Devon, and offer ample room for relaxation, al fresco dining, and all-weather entertaining in the Finnish BBQ house.

The expansive raised decking area offers privacy as well as jaw-dropping views across Ilfracombe Harbour to Verity, along the coast to the cliffs of Hillsborough, and on clear days across the sea to the Welsh coastline.

A balcony leading off the first-floor lounge provides an intimate spot for cocktails and to soak up the awe-inspiring scenery, whilst the patio area in front of the kitchen is ideal for morning coffee or evening sunsets in a truly unforgettable setting.



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

Currently operating as a high-end holiday home, the property enjoys strong bookings and impressive rental income, with weekly rates ranging from £1,511 in the low season to £4,143 during peak periods. Over the past five years, it has consistently generated excellent annual returns, with further income details available upon request. Alternatively, the home offers exceptional potential as a spacious and versatile permanent family residence.

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.

Directions

From our office, head north-east on High Street/A361 towards Oxford Road and then turn left onto Fore Street. Follow to the bottom of Fore Street where parking is recommended at Ropery Car Park. Once parked continue to walk up Quayfield Road where it will lead to a more narrow public footpath. Proceed up this route where the property will be located on your right hand side.

Floor Plans



Approximate total area⁽¹⁾

170.5 m²

Balconies and terraces

77.7 m²

Reduced headroom

6.5 m²

(1) Excluding balconies and terraces

Reduced headroom

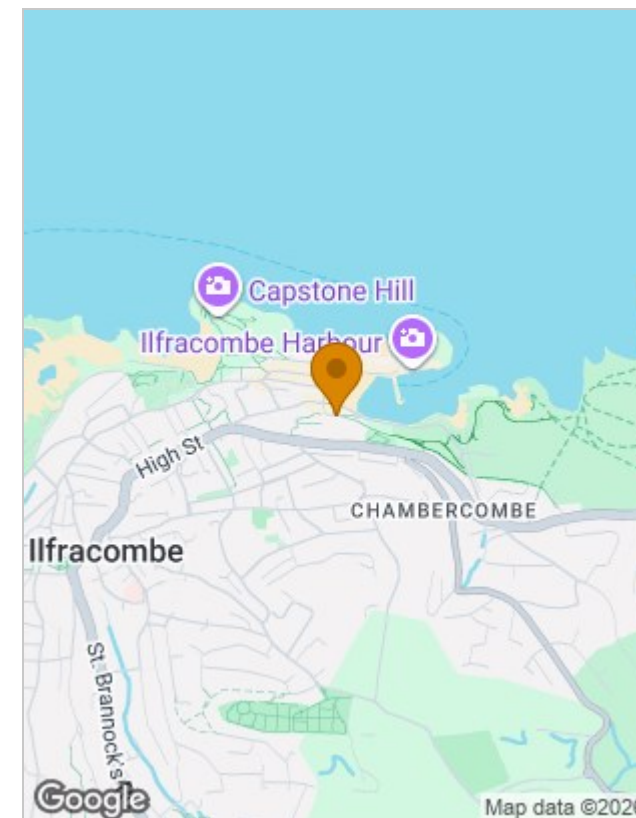
..... Below 1,5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Location Map



Energy Performance Graph

| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 52 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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.

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