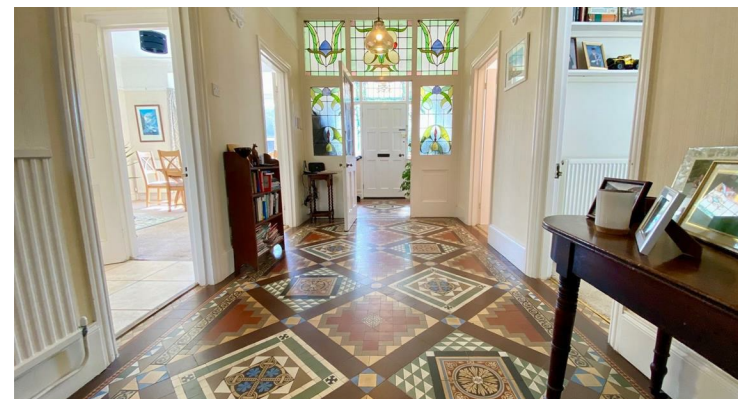




30 FURZE HILL ROAD, ILFRACOMBE  
TOTAL FLOOR AREA: 2002 sq ft. (186.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Individual & Most Impressive 3/4 Bed Period Chalet Bungalow Guide Price

30 Furze Hill Road, Ilfracombe, EX34 8HW

**£510,000**

- Superbly Presented Home
- 3/4 Bedroom Accomodation
- Large Kitchen Diner
- 3 Reception Rooms
- Office Study Room
- Family Bathroom
- Timber Garage/Workshop
- Large Garden plot / Views
- EPC: Band E

**Directions**

From Barnstaple proceed on the A361 to Braunton, continue right through the village and at the crossroads proceed ahead signposted to Ilfracombe. Continue along this road passing through Knowle and West Down and on to Mullacott Cross roundabout. From here continue straight on and continue down into Ilfracombe town. Proceed along St Brannocks Road, and turn right into St Brannocks Park Road, follow the road up around taking the 2nd right into Furze Hill Road, proceed ahead where the road bends around to the left and number 30 will be found nearing the end on the left hand side.

**Looking to sell? Let us value your property for free!**

Call 01271 814114

or email braunton@phillipsland.com

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## Room list:

**Entrance Porch**  
2.39m x 2.24m (7'10 x 7'4)

**Entrance Hall**  
7.04m x 2.39m (23'1 x 7'10)

**Sitting Room**  
4.50m x 4.06m (14'9 x 13'4)

**Dining Room**  
4.37m x 4.09m (14'4 x 13'5)

**Kitchen Diner**  
6.12m x 4.37m (20'1 x 14'4)

**Lounge / Bedroom 4**  
4.47m x 3.94m (14'8 x 12'11)

**Office Study**  
4.42m x 1.78m (14'6 x 5'10)

**Cloakroom WC**  
2.01m x 0.91m (6'7 x 3'0)

**Shower Room**  
2.21m x 2.01m (7'3 x 6'7)

### First Floor

**Bedroom 1**  
4.34m x 3.91m (14'3 x 12'10)

**Bedroom 2**  
4.34m x 3.84m (14'3 x 12'7)

**Bedroom 3**  
3.07m x 2.39m (10'1 x 7'10)

**Bathroom**  
2.67m max x 2.39m (8'9 max x 7'10)

**Garage**  
5.21m x 4.34m (17'1 x 14'3)

## Overview

Phillips Smith & Dunn are delighted to offer to the market 30 Furze Hill, Ilfracombe, found to be a superbly presented 3/4 bedroom period chalet bungalow built circa 1928. The property stands on a generous plot and enjoys a pleasant outlook from the front and side elevation that overlooks the town. The property has been subject to numerous improvements and modernisation over recent years and now provides extremely comfortable and well planned living accommodation. This fine home benefits gas central heating and PVC double glazing to the majority along with numerous period and character features to include a most impressive tiled entrance porch and inner hall with arched corbel along with numerous stained glass features. Furthermore, there are moulded ceilings, open fireplaces and wood burning stove, and high ceilings that provides a great sense of space.

Briefly the internal accommodation briefly comprises entrance door under a storm covered canopy leads into the splendid entrance porch. Upon entering the property you are welcomed into a spacious and most impressive inner hall with fully tiled original flooring and stained glass features. This can only be fully appreciated upon a formal viewing and is a particularly fine feature. This deceptively spacious home provides plenty of flexibility having 3 good size reception rooms which could be reconfigured to create additional bedroom/s if required. There is a good size sitting room having a bay fronted window and open fire providing a fine focal point to the room, there is a pleasant outlook overlooking the front elevation and town. Across the hall is a large formal dining room once again with bay window, open fireplace and provides ample space for all the family to gather and is perfect for entertaining. There is access to a most useful office study/hobbies room and also provides access leading to the kitchen diner room. There are ample base and wall units finished with shaker style door fronted units and has a large expanse of working surfaces. This sizeable room has high ceilings that create a great sense of space, there is a side lobby/utility room that leads into the garden and to the garage. Furthermore to the ground floor there is an additional lounge/bedroom 4 with wood-burning stove that stands on a slate hearth with timber surround. There are French doors that provides direct access to the garden and onto the extensive sun terrace to the side. From the inner hall there is a useful 2 piece cloakroom WC, and shower room with over size enclosure. From the hall an attractive staircase rises to the first floor with a beautiful stained glass window on the half landing. There are 3 bedrooms two being very well proportioned double bedrooms that each enjoy a pleasant outlook. The family bathroom comprises of a 3 piece modern white suite.

## Garden & Situation

The property has the advantage of a brick paved driveway providing off road parking for numerous vehicles leading to the detached garage with double doors. There is a lawn to the front with pathway leading to the entrance door. There is access to both sides of the property leading to the rear garden. There is side access to the garage and pathway which wraps around the bungalow. There is a useful timber store shed with steps that rise up to a pathway that leads up into the garden. There are numerous flower borders stocked with a wide variety of plants and shrubs. To the West side of the property is a substantial patio terrace that enjoys a high degree of sunshine late into the evening, this is the perfect area to enjoy alfresco dining and entertaining with summerhouse. There is an enclosed area of garden of gently sloping lawn and lends itself to a variety of purposes which could be utilised as an extension of formal garden, small orchard, space for vegetable garden or children's play area, alternatively it will be of particular interest to those with dogs with ample space to bound around.

Properties in this location are in very good demand as the town centre is within easy reach and offers a wide range of amenities to cater for everyday needs. A Tesco's Superstore is close by and there is a further good range of local shops and stores in the High Street. Ilfracombe is famed for its most attractive harbour, now boasting Damien Hurst's Verity sculpture and the awarding winning Landmark Theatre situated on Wilder Road. Some of North Devon's most attractive rugged scenery is close by and the South West Coast Path linking Ilfracombe to Lee Bay and Woolacombe and beyond offering many miles of excellent walking. The Blue Flag sandy beach at Woolacombe is only a few minutes drive, whilst Barnstaple, the regional centre of North Devon is approximately 15 miles to the south and here a wider range of amenities can be found as well as access to the North Devon Link Road which provides a convenient route to the M5 motorway.

Approximate representation of property and surroundings only



## Services

All mains connected

## Council Tax

Band E

## EPC Rating

Band E

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on 01271 814114

