



Directions

From Braunton centre, follow the A361 Ilfracombe road. Continue through Knowle and on to Mullacott Roundabout. Here take the 3rd exit and follow the A3123. Turn left at Hore Down Gate. Follow the road down hill and turn left at Two Potts Junction. Continue until you come to the Tesco roundabout and take the second exit past Tesco and follow down hill after some time you see the entrance to Channel View on the left. Proceed up the hill following the road around and at the end of the road, take a right into the private road and 69b will be found on your left

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An Impressively Spacious 6 Bedroom Detached Home With Excellent Views

69b Channel View, Ilfracombe, EX34 9PU

Guide Price

£750,000

- Expansive 6 Bedroom Family Home
- Sought after cul-de-sac
- Large & Light Living room
- 6 Double Bedrooms with 2 Ensuities
- Marvellous Far Reaching Views
- Solar Panels
- Study/Office
- Double Garage W/Pot Annex Sub PP
- EPC: C



Welcome to this immaculately presented six-bedroom detached family home, situated in the highly sought-after and elevated location of Channel View, Ilfracombe located off a private driveway off a cul de sac,. Boasting far-reaching views over the Bristol Channel, this impressive property offers peace, privacy, and generous living space, ideal for a growing family. The home also benefits from solar panels, adding energy efficiency to its list of desirable features.

Tucked away at the end of a quiet cul-de-sac, the property enjoys ample parking and a double garage with electric doors. The garage also offers potential for conversion into an annex, subject to the necessary planning permissions and also has a car charger at the front of the house.

Upon entering, you are welcomed into a bright and airy entrance hall, which leads through to the heart of the home: a contemporary open-plan kitchen and dining area. This stylish space features sleek cabinetry, integrated appliances, elegant worktops, and a generous central island with breakfast bar seating. Abundant natural light floods in through multiple windows and sliding doors, showcasing the stunning sea and garden views. The adjoining dining area opens directly onto the patio and garden, creating a seamless indoor-outdoor flow, perfect for both entertaining and everyday family life. A useful utility room is located just off the kitchen, with direct access to the outside.

The spacious living room offers a relaxing atmosphere with modern flooring, ample space for furnishings, and dual patio doors leading to the garden. A contemporary log burner adds warmth and character, making this the perfect retreat at any time of the year. Also on the ground floor is a convenient WC and a generously sized study/office, ideal for remote working or quiet study.

Upstairs, the home continues to impress with six well-proportioned double bedrooms. Two of the bedrooms benefit from en-suite facilities, while the master bedroom enjoys a luxurious four-piece bathroom, complete with a jacuzzi bath and access to a Juliet balcony, offering panoramic sea views from the comfort of your tub. A large family bathroom with both a separate bath and shower caters to the needs of a busy household.

The enclosed rear garden wraps around the property, offering privacy and plenty of sunshine throughout the day. A raised decked area to the side provides an elevated vantage point, perfect for alfresco dining and soaking in the breath-taking views. With a secure layout, the garden is ideal for families with children or pets.

A viewing is highly recommended to fully appreciate all that 69b Channel View has to offer, a beautiful, spacious, and well-appointed family home in a superb coastal location.

*Agents note, the property has the advantage of Starlink installed so High Speed Internet with 100% coverage over the entire house

Tenure	EPC Rating	Council Tax band	Services
Freehold	C	E	All Mains Connected

Channel View is a delightful residential area, ideally situated in a quiet and elevated part of Ilfracombe. This sought after location offers breath-taking, panoramic views stretching across the Bristol Channel, providing a serene and picturesque backdrop to everyday life. The tranquillity of the surroundings makes it perfect for those seeking peace and natural beauty, while still being just a short, pleasant walk from Ilfracombe’s vibrant high street and scenic seafront.

The town centre offers a range of independent shops, cafes, restaurants, and essential amenities, all within easy reach. Families will appreciate the presence of reputable schools catering to all age groups, making Channel View an ideal location for both young and growing families.

A short stroll brings you to the iconic Landmark Theatre, a striking modern building on the seafront that hosts a rich programme of live entertainment, from drama and comedy to music and dance, offering something for everyone throughout the year.



Entrance Hall

Kitchen

6.48 max x 4.18 max (21'3" max x 13'8" max)

Dining Room

3.33 x 2.66 (10'11" x 8'8")

Utility Room

2.44 x 1.86 (8'0" x 6'1")

Living Room

5.66 max x 8.10 max (18'6" max x 26'6" max)

Study/Office

2.95 x 2.85 (9'8" x 9'4")

Bedroom 1

4.10 max x 3.88 max (13'5" max x 12'8" max)

Bedroom 1 Ensuite

3.87 x 2.17 (12'8" x 7'1")

Bedroom 2

3.62 x 2.76 (11'10" x 9'0")

Bedroom 2 Ensuite

2.13 x 1.87 (6'11" x 6'1")

Bedroom 3

3.49 x 3.47 (11'5" x 11'4")

Bedroom 4

3.11 x 2.94 (10'2" x 9'7")

Bedroom 5

3.87 max x 3.21 max (12'8" max x 10'6" max)

Bedroom 6

3.87 max x 3.32 max (12'8" max x 10'10" max)

Double Garage