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Fore Street, Ilfracombe, EX34 9DY

Asking Price £330,000





2 Coburg Villas, Fore Street

Ilfracombe, EX34 9DY

- A unique semi detached property in an elevated position
- Outstanding sea and harbour views from all aspects
- Located on the popular Fore Street close to the harbour
- A beautiful example of open plan living
- Multiple outside seating areas each with their own distinctive outlook
- A viewing is highly recommended to appreciate all this property has to offer

This optimally positioned, semi detached property is a beautiful example of open plan living. With the floor space of a traditional four bedroom house, this 2/3 bedroom home really has the wow factor. The grand open rooms have been designed to encapsulate the outstanding rugged coastline and sea views from every aspect. Due to its unique layout there is an abundance of light throughout, and no less than four sets of French doors leading out on to a variety of outside seating areas, all with their own distinctive outlook. Located on the extremely sought after Fore Street, and just a short walk from the harbour, this characteristic property would make an ideal family home or holiday let investment. Benefits include gas central heating and a useful basement for additional storage.



Entrance Hall - 1.47m x 1.29m (4'9" x 4'2")

A useful area for coat and shoe storage with a wooden cottage style door leading into the living area.

Living Room - 5.91m x 4.40m (19'4" x 14'5")

A large dual aspect open plan living area with original solid wood flooring throughout. To the front of the property is a large bay window and feature fire place creating an ideal lounge area. The rear of the room is a spacious area leading towards the kitchen which would comfortably accommodate a sizable dining table and chairs. Other benefits include French doors leading out onto a rear patio, one of many outdoor seating areas, and a characterful exposed red brick wall on the open staircase.

Kitchen - 4.36m x 3.99m (14'3" x 13'1")

Effortlessly flowing from the open plan living area with a continuation of the solid wood flooring, is this well proportioned kitchen complete with cottage style solid wood base level units and worktop, inset Belfast sink, and space for all modern day appliances. In the centre of the room is ample space for a breakfast table and chairs. This multi aspect room has an abundance of light with windows covering three outside walls and French doors leading out onto a side garden with incredible sea and harbour views.





Landing - 2.51m x 2.24m (8'2" x 7'4")

Another example of modern open plan living is this extensive split level open landing with stylish exposed floor boards and a characterful exposed red brick wall.

Bedroom Two - 4.33m x 3.71m (14'2" x 12'2")

Entered by a large archway is this spacious dual aspect bedroom with French doors leading out onto its own private balcony. One of the stand out features of this magnificent home is the huge arched window perfectly designed to frame the view of Ilfracombe harbour and Hillsborough beyond. It really is one of the most impressive viewpoints in the town and brings an unrivaled uniqueness to this double bedroom.

Family Bathroom - 4.19m x 2.42m (13'8" x 7'11")

A large front aspect bathroom with views over Capstone Hill and the sea beyond. Consisting of a stylish freestanding clawfoot bath tub, vintage pedestal sink and low level W/C. Set back is a creative walk in shower unit with porthole window. Other features include an original fire place and exposed solid wood flooring. This room epitomizes grandeur and luxury which is a common theme throughout the property.

Bedroom One - 5.99m x 4.36m (19'7" x 14'3")

Occupying the entire second floor of the building, this room feels more like a luxury hotel suite than a primary bedroom. With an exposed red brick wall the feature of the main sleeping area and multiple windows allowing for an abundance of natural light, this space has a lovely feel about it. The room has sea views from different aspects and french doors leading out onto a huge private decking area with 180 degree views encapsulating Ilfracombe Harbour, Capstone Hill and Hillsborough.



Private Roof Terrace - 5.40m x 4.43m (17'8" x 14'6")

Accessed from the primary bedroom is this 24 sqm, decked private roof terrace with outstanding sea and harbour views.

Sun Room - 2.3m x 2.1m (7'6" x 6'10")

Accessed via an internal spiraled staircase from the primary bedroom is this delightful additional that could be utilised in a variety of ways.

Basement

A good size basement that is accessed via a hatch in the main living area. Perfect for additional storage or a wine cellar.

Outside

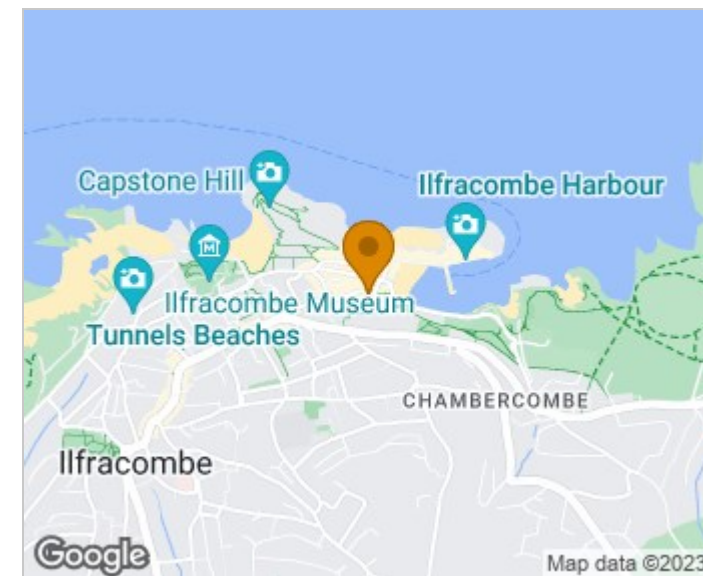
The property itself is situated on an elevated plot with two flights of stairs leading up to a large front facing patio area, with further steps leading to the front door. The house has a wrap around garden which has been segregated into different seating areas, all with their own unique outlook. At the rear of the property is a split level patio leading onto a lawned area, all with sea and harbour views. Off the main bedroom is a significant roof terrace as previously mentioned.



Floor Plans



Location Map



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.

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Energy Performance Graph

