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The White House Marine Place, Ilfracombe, EX34 9AZ

£300,000









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# The White House Marine Place

Ilfracombe, EX34 9AZ

The famous White House, hidden away at Marine Place just off of Ilfracombe's High Street overlooks the Bristol Channel, with patio gardens wrapping around the rear and side elevations, and can be purchased with an optional detached double garage situated a short walk from the property.

This large detached 3-bedroom property has the potential to be made into a 4 or even 5-bedroom property.

It has a central staircase, an incredibly large separate kitchen and pantry, large living room/lounge, the 3 bedrooms, a downstairs WC, 4 bathrooms, 2 being en-suites, with the master having its own walk-in dressing room.

The property is in need of modernisation and redecoration throughout and has been priced with that in mind.

Previously tenanted with up-to-date gas safety certification and a full electrical rewire in 2021 this property makes a fantastic opportunity for someone wanting to move in and take on a project.



- Large detached property hidden off of the High Street
- Excellent live-in refurbishment project opportunity
- Large paved garden space on 3 elevations
- Large kitchen and diner
- Currently configured with 3 bedrooms, 4 bathrooms, 2 reception rooms
- Additional sale of double garage possible
- Sea and coastal views
- Holiday let potential
- Available with no chain





### Living Room / Lounge

This large L-shaped living area, need of redecoration along with the rest of the property, has triple aspect windows and a multitude of untapped potential.

### Lobby

This room connects the rear entrance to the Living Room / Lounge, Dining Room, and downstairs WC along with staircase to the upper floor of the property.

### Landing

As you reach the top of the stairs you are greeted with this open landing in the centre of the property with large window overlooking the Bristol Channel allowing for ample light.

### Bedroom One

The largest of the bedrooms and boasts its own separate en-suite shower room and bathroom as well as a very large dressing room.

### Porch

Ample room for a variety of uses.

### Utility Room

In need of refurbishment to maximize the functionality of this very useful space.

### Kitchen

A very large open kitchen space with doors leading into the pantry, dining room, and double doors into the living room/lounge.

### Pantry

A good sized room with a variety of uses.

### Dining Room

Situated in the heart of the home and could be utilised as a second living room.



Virtually staged to appeal for illustrative purposes





### **Dressing Room**

The size of a double bedroom and with dual aspect windows, this is a fantastic addition to the main bedroom.

### **En-suite Shower Room**

A spacious room with shower, toiler and sink basin, need of modernisation.

### **En-suite Bathroom**

A spacious bathroom with bath and wash basin in need of modernisation.

### **Bedroom Two**

Similar in size to bedroom one with its own en-suite bathroom.



### **En-suite Bathroom Two**

Bathroom with bath, toilet and wash basin.

### **Bedroom Three**

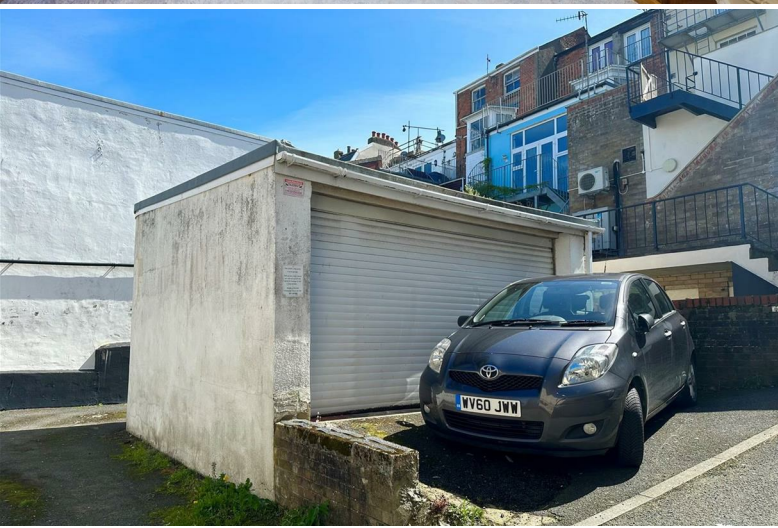
A more modestly sized bedroom benefits from the sea views, with ample room for a double bed.

### **Shower Room**

This shower room comes complete with toilet and sink basin.

### **Outside**

The property boasts a large wrap around low maintenance patio offering a variety of outlooks and potential seating areas. The extent of the outside space ensures there is always a sunny aspect garden, perfect for entertaining during the summer months.



### **Agents Notes**

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

To comply with the property misdescriptions 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.

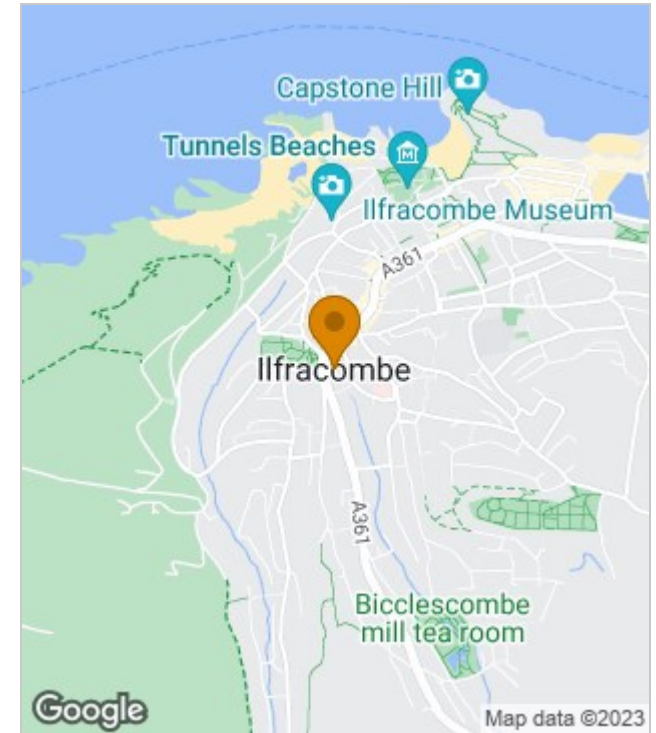
### **Directions**

The White House is hidden in The Lanes behind the High Street. The Lanes can be accessed via the top of Market Street or off the High Street via an archway adjacent to Ladbrokes.

## Floor Plans

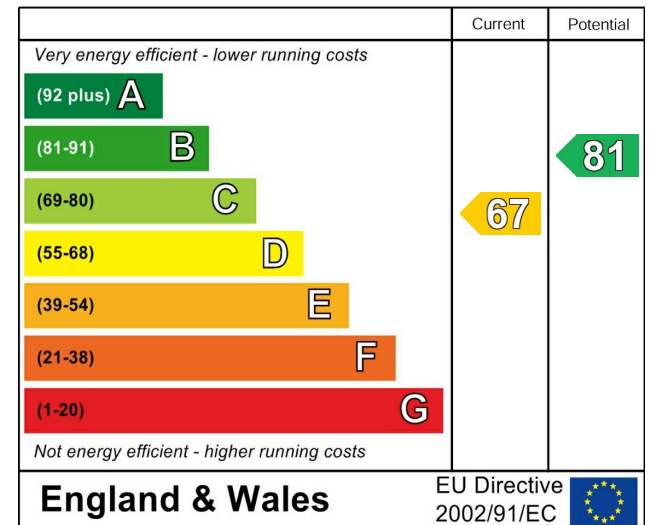


## Location Map



## Energy Performance Graph

### Energy Efficiency Rating



## 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.

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