



# turners



Arbour Close, Ilfracombe, EX34 8EY

£450,000





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## 4 Arbour Close

Ilfracombe, EX34 8EY

A beautiful example of a contemporary family home with panoramic views across the valley and out towards the Bristol Channel. This well kept four bedroom detached house has been designed with the bedrooms on the lower floor creating an outstanding, light filled living space on the upper floor to make the most of its truly special location. Externally, it boasts manicured gardens that wrap all the way around the property as well as a large south westerly facing decking area and sun trap roof terrace. The property is located within touching distance of the 15 acre Cairn Nature Reserve, with its many woodland walks and Tarka Trail Cycle route, and is situated in a quiet cul-de-sac overlooking the popular Bicclescombe Park, with its tennis courts, lakes and the community hub Bicclescombe Mill Tea house and gardens. Internally, this family home has been cleverly designed to incorporate the magnificent views while allowing for an abundance of natural light and is finished to a high standard. Other benefits include gas central heating, double glazing and additional storage in the spacious, boarded, attic.

Ilfracombe town offers a variety of independent shops, theatre, art galleries, restaurants and bars, plus seasonal festivals and recreational activities. The picturesque seafront and harbour area is home to artist Damien Hirst's iconic '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 the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.



### **Entrance Hall - 6'3" x 3'2" (1.91m x 0.97m):**

Entering the property on the first floor, an excellent space for storing coats and shoes.

### **Lounge - 14'7" x 13'11" (4.45m x 4.24m):**

The heart of the home and a truly remarkable living room with 180 degree views spanning from the Bristol channel to round and out across Bicclescombe Park. With triple aspect windows and French doors leading out onto a large roof terrace, this room is filled with natural light creating the ideal place to relax and unwind.

### **Dining Room - 16'2" x 14'1" (4.93m x 4.29m):**

A fantastic extension to the family living space, this room flows effortlessly into the lounge and is filled with natural light from both the front and rear of the property. This space provides the perfect setting for a substantial family dining table and chairs.





**Kitchen - 12'2" x 10'11" (3.71m x 3.33m):**

A modern dual aspect room with stylish slate floor tiles, far reaching views and direct access out onto the roof terrace, perfect for al fresco dining in the summer months. The kitchen comprises of base and eye level units, inset stainless steel sink and drainer, a range cooker and space for all necessary appliances.

**WC - 5'1" x 3'2" (1.55m x 0.97m):**

Essential for a family home of this size, a separate WC comprising of; a low level toilet and wall mounted sink.

**Hallway - 19'5" x 4'2" (5.92m x 1.27m):**

Stairs lead down from the dining area into this long hallway that gives immediate access to all four bedrooms and provides an additional front door if required.

**Bedroom One - 12'11" x 12'7" (3.94m x 3.84m):**

A dual aspect south west facing room with access out onto a large decking at the rear of the property. This spacious primary bedroom offers ample space for a bed size of your choice as well as comfortably accommodating all other bedroom furnishings and comes with an attractive en-suite.



**En-suite - 11'5" x 4'6" (3.48m x 1.37m):**

A generously sized en-suite consisting of; a fully tiled, wet room style walk in shower, low level toilet, wall mounted sink and towel rail.

**Bedroom Two - 14'7" x 10'7" (4.45m x 3.23m):**

A large rear aspect double room with phenomenal views. The room is currently being utilised as a considerable home office, but would make a great second bedroom with ample space for a king size bed and all accompanying bedroom furnishings.

**Bedroom Three - 12'3" x 9'7" (3.73m x 2.92m):**

A front aspect double room, offering excellent size and privacy.

**Bedroom Four - 9'10" x 7'9" (3.00m x 2.36m):**

The smallest of the four bedrooms, but still a good sized double room, ideal for a child's bedroom.





### **Bathroom - 9'9" x 5'8" (2.97m x 1.73m):**

A beautifully appointed bathroom finished to an extremely high standard, with floor to ceiling tiles and comprising of; a stylish walk-in wet room with shower, panel enclosed bath, low level toilet and wall mounted sink.

### **Garage:**

A single garage set slightly above the property at the roadside, ideal for additional storage or as an extra off road parking space.

### **Outside:**

To the front of the property is a car port adjacent to the garage for off road parking. The front garden is tiered following steps down towards the house and is bordered by a mature hedgerow and vibrant shrubs providing privacy and a delightful welcome.

Leading up to the front door of the property is a tasteful decking area that captures the evening sun.

Pathways and manicured lawns wrap around both sides of the house leading to a substantial rear decking area, a fantastic spot for entertaining and with sensational views down towards the ocean. Steps continue down the side elevation of the decking revealing a large sloped private garden laid to lawn, primed for family enjoyment.

Accessed via the lounge and kitchen on the upper floor of the property is an impressive roof terrace enclosed with glass balustrade and offering unrivaled views over the valley.

### **Agents Notes:**

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

To comply with the property misdescriptions act we must inform all prospective purchaser that the measurements are taken by an electronic measuring device 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:**

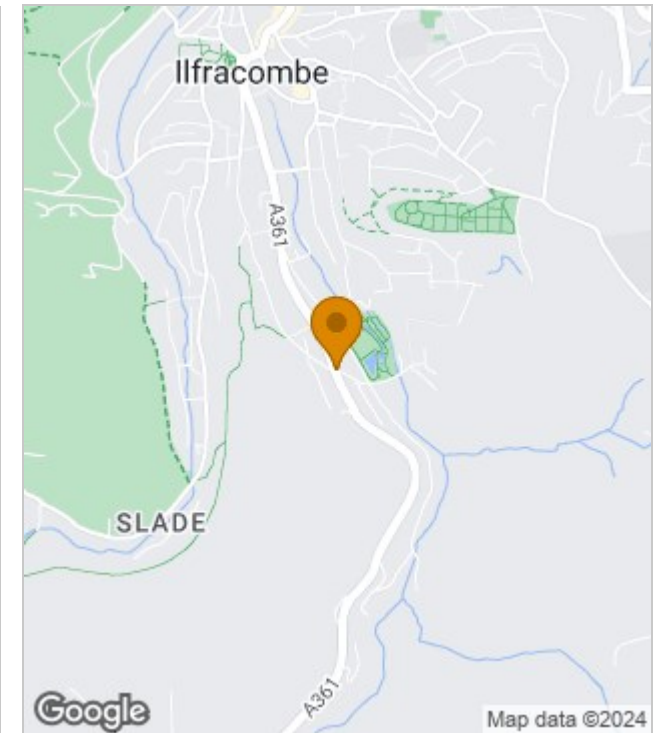
Applicants are advised to proceed from our offices in a westerly direction along the High Street. Pass through the traffic lights at Church Street and at the mini roundabout take the left hand exit and proceed onto St. Brannocks Road. Continue along St. Brannocks Road passing the left hand turn to Biclescombe Park Road and continue up the hill. Turn right into Kingsley Avenue and continue up the unmade road before turning right onto Arbour Close where the property can be found on the right hand side.



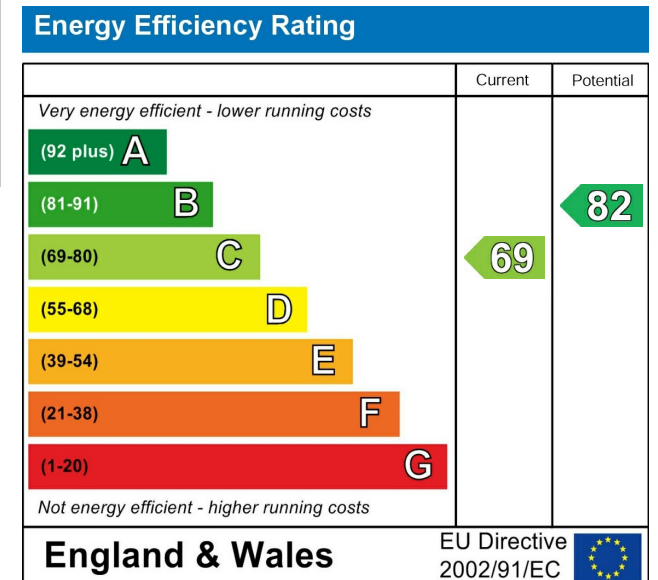
## Floor Plans



## Location Map



## Energy Performance Graph



## 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

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