



turners



10-11 Fore Street, Ilfracombe, EX34 9ED

£445,000

Situated on one of Ilfracombe's oldest streets, Fore Street, which gently slopes from the High Street down to the harbour.

Originally being 2 fishermen's cottages the possibility for this property to be converted back to be fully residential once again would be possible pending planning approval.

This Grade II Listed 12th-century building has been meticulously restored and modernized.

The property boasts many character features including an original stone fire place and currently comprises of a bar, spacious seating area, and a private rear restaurant area for larger group sittings, commercial kitchen and toilets.

The first floor accommodation has been modernised and finished to high standard while maintaining its 16th Century charm. Consisting of; three double bedrooms, the primary with an en-suite, a large open plan living area with exquisite exposed beam and stone work, a stylish kitchen and dining area and a beautifully finished family bathroom.

Restaurant and Bar Area 29'0" x 17'5" (8.86 x 5.32)

Rear Restaurant 12'3" x 12'1" (3.74 x 3.7)

Commercial Kitchen 18'6" x 12'5" (5.65 x 3.81)

Hallway 5'2" x 5'0" (1.6 x 1.53)

Customer Toilets 5'10" x 5'4" (1.8 x 1.63)

Living Room 18'0" x 16'5" (5.49 x 5.01)

Kitchen/Dining 12'3" x 11'11" (3.75 x 3.65)

Bedroom One 12'7" x 9'7" (3.85 x 2.94)

Bedroom Two 10'5" x 7'10" (3.2 x 2.4)

Bedroom Three 13'5" x 6'11" (4.10 x 2.12)

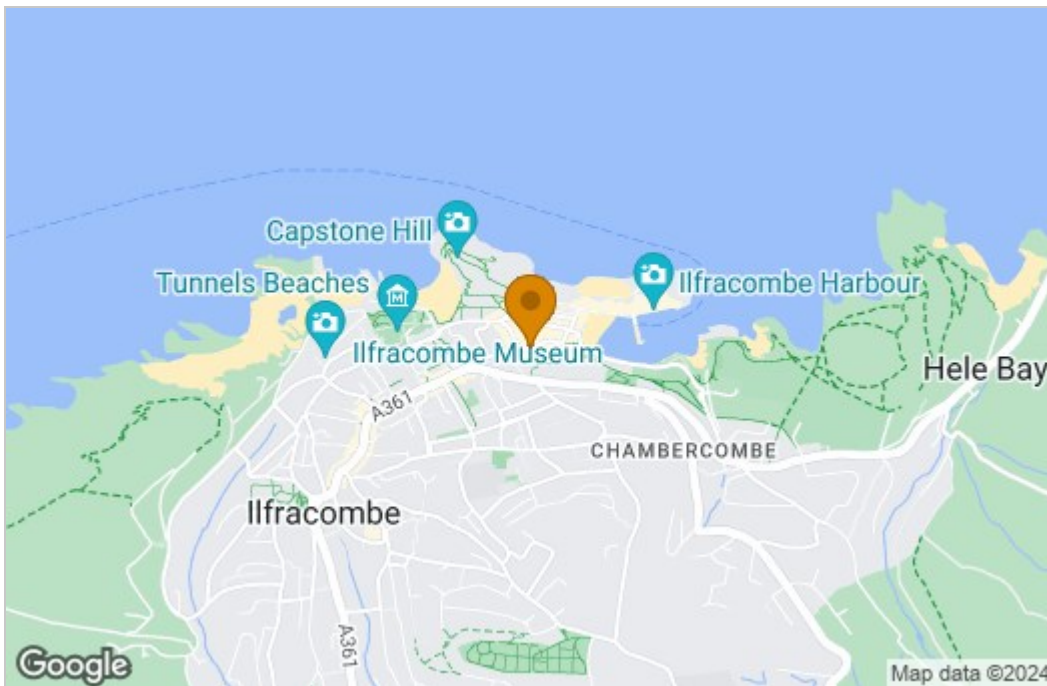
Bathroom 5'6" x 5'3" (1.69 x 1.62)

En-Suite 5'6" x 4'4" (1.68 x 1.33)

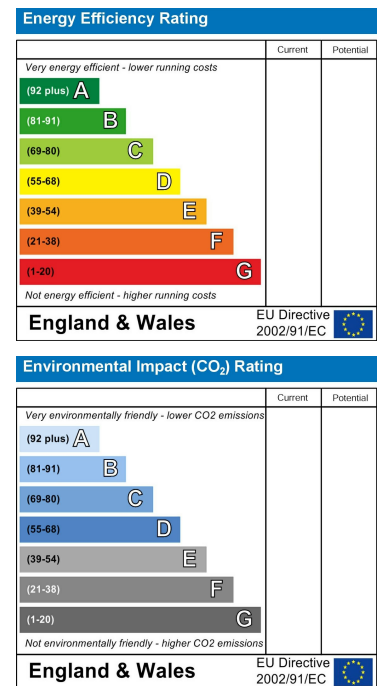
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

135 High Street, Ilfracombe, Devon, EX34 9EZ

Tel: 01271 866421 Email: sales@turnerspropertycentre.co.uk <https://www.turnerspropertycentre.co.uk>