



Greenacres, Ilfracombe









# Greenacres, New Barnstaple Road

Ilfracombe, EX34 9PF

Discover the epitome of luxury living with this brand new, never-lived-in masterpiece nestled into the stunning North Devon hillside. This exceptional property offers an unparalleled combination of modern elegance, expansive space, and breathtaking sea views that will leave you in awe.

With over 4,500 square feet of luxurious living space, the grandeur of this home is unmistakable. Step into the huge hallway, where the sheer spaciousness and elegance set the tone for the entire property. The airy mezzanine landing enhances this grandeur, creating an inviting and open atmosphere finished with glass balustrade that overlooks the entrance hall.

The property features four generously-sized bedrooms, providing ample space for family living and guests. The first primary bedroom boasts an en-suite bathroom and a private dressing room, while the second primary bedroom also includes an en-suite bathroom. Both have charming Juliet balconies offering spectacular, unobstructed sea views, allowing you to wake up to the beauty of the ocean every day in your own private retreat.



Guide Price £1,350,000



The heart of the home is its expansive open plan living area comprising of a sleek, two-tone kitchen, which is a culinary enthusiast's dream. Featuring built-in, state-of-the-art appliances and stylish finishes, this kitchen blends functionality with contemporary design. The kitchen flows seamlessly into the enormous open plan living room and dining area, creating a spacious and versatile space perfect for both everyday living and entertaining on a grand scale. Large windows frame the stunning sea vistas, enhancing the ambiance of the entire area and giving direct access out onto one of two decking areas.

The property benefits from tinted windows throughout, offering enhanced privacy, reduced glare, and improved energy efficiency by keeping interiors cooler in the summer and warmer in the winter. These windows ensure a comfortable living environment while maintaining the stunning views and natural light.



Outside, the large plot boasts beautiful, tiered lawn gardens to the rear of the property. A private lane and a large sweeping driveway leading up to the detached double garage (with sizeable storage space above) boundary the extensive lawn front garden and picturesque pond. Greenacres enjoys two large decking areas perfect for entertaining guests or enjoying serene outdoor moments. Whether you're hosting a summer BBQ or simply relaxing with a book, these outdoor spaces offer endless possibilities.

Additional features include underfloor heating throughout, automated Velux windows for optimal light and ventilation, and a convenient utility room. The property also includes a development plot with potential for an additional garage or annex, providing exciting expansion opportunities.

This incredible house seamlessly blends exquisite design, luxurious finishes, and breathtaking views, making it a truly unique

find in the North Devon area. High-quality finishes throughout the property highlight the attention to detail and commitment to luxury. This house has never been lived in, ensuring everything is in pristine condition for its first owners.

Don't miss the chance to make this dream home your reality. Contact us today to arrange a viewing and experience the unparalleled beauty and luxury of this exceptional property.

Ifracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's '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 Australia's Golden Coast and Malibu in California.

- A remarkable, never lived in luxury home
  - Nestled into the North Devon hills with breathtaking sea views
  - Four double bedrooms, three bathrooms and expansive living areas
  - Beautifully manicured gardens, fish pond and multiple decking areas
- Detached double garage and development potential for an additional garage/annex
  - Over 4,500 square feet of luxurious living space
  - Sleek, modern two-tone kitchen with built-in appliances
  - Underfloor heating and automated Velux windows
- Huge hallway and mezzanine landing complete with glass balustrade
- Tinted windows for enhanced privacy and energy efficiency



## Floor Plans



## 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.

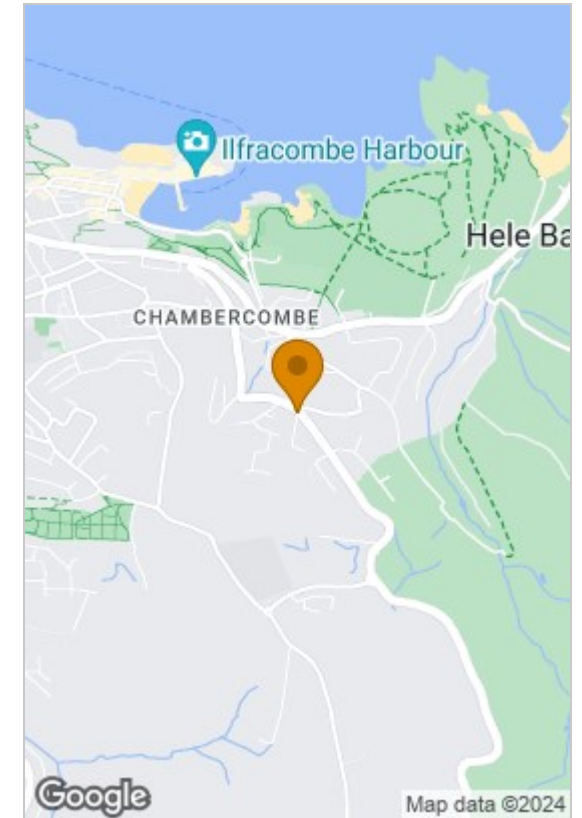
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## Location Map



## Energy Performance Graph

