



turners



The Pines, New Barnstaple Road  
Ilfracombe, EX34 9NT

Asking Price £235,000





# The Pines, New Barnstaple Road

Ilfracombe, EX34 9NT

Situated on an elevated bank providing exceptional views of Hillsborough and the Bristol Channel over to Wales. This commodious three-bedroom first-floor apartment has its own private entrance and outside space. The property requires complete renovation throughout internally so a surplus of funds would be necessary, though could be moved into with works undertaken on a room-by-room basis over a period of time.

The apartment forms part of a beautiful and characterful Victorian building. The large lounge with characteristic sash bay windows and stylishly fitted kitchen both benefit from outstanding sea and countryside views. The rest of the property has two well-proportioned double bedrooms, one benefiting from an en-suite bathroom, a single bedroom, and a well-presented four-piece bathroom suite all surrounded by the central lobby which in itself offers utility for a variety of uses. The outside space provides two off-road parking spaces and a private patio area.

There is the option of purchasing an additional garage to the side of the building. The buyer of this property would have first refusal ahead of previously established interested parties.





### Living Room 18'6" x 17'10" (5.65 x 5.45)

An incredibly spacious lounge with periodic features including sash bay windows boasting breath taking views across the Bristol Channel and Hillsborough,. There is also a feature gas fire place, space for lounge furniture, space for a dining table and is carpeted throughout.

### Kitchen 13'9" x 13'1" (4.19 x 3.99)

A Stylish fitted kitchen with matching wall and floor units, five ring gas range cooker with an electric extractor fan above, 1.5 stainless steel sink drainer, space and plumbing for a washing machine, space for a fridge freezer, wood laminate flooring and feature sash windows with views of the coastline and countryside,

### Bedroom One 14'7" x 12'5" (4.45 x 3.78)

This large doubled bedroom has plenty of space for free standing bedroom furniture, sash bay windows, en-suite bathroom and is carpeted throughout.

### En-suite 8'4" x 7'0" (2.54 x 2.13)

A well-designed three-piece bathroom en-suite consisting of a toilet, sink basin, bath, UPVC double glaze obscure window, heated towel rail, extractor fan, spot lighting and tile flooring throughout.

### Bedroom Two 13'4" x 9'4" (4.06 x 2.84)

A well-proportioned double bedroom with space for free standing bedroom furniture, sash windows and is carpeted throughout.

### Bedroom Three 12'10" x 7'3" (3.91 x 2.21)

A large single bedroom with room for bedroom furniture, sash windows and is carpeted throughout.



### Bathroom 9'11" x 8'2" (3.02 x 2.49)

This beautifully and spacious four-piece bathroom suite consists of a shower unit, toilet, sink basin, bath, sash window, spot lighting and has tiled flooring throughout.

### Porch & Storage 8'9" x 6'2" (2.67 x 1.88)

The porch is currently in a state of disrepair. It's contributing value to the property along with the storage has been considered as having a nil value. There is a secondary doorway which leads to another large storage room not included in the floorplan.

### Outside

The outside space at this property provides a private low maintenance patio area with exquisite views across the Bristol channel and Ilfracombe's stunning countryside. As well as this, there are two off road allocated parking spaces.

### Directions

From our office, head North-East on Ilfracombe High Street/A361 towards Portland Street. Continue onto Coronation Terrace/Hillsborough Road and when you reach the lights, take right turning onto New Barnstaple Road. Just after the lights take the first right hand turning onto Larkstone Villas and then turn left towards The Pines.

### Agent notes

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

To comply with the property mis-descriptions 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.



## Floor Plan



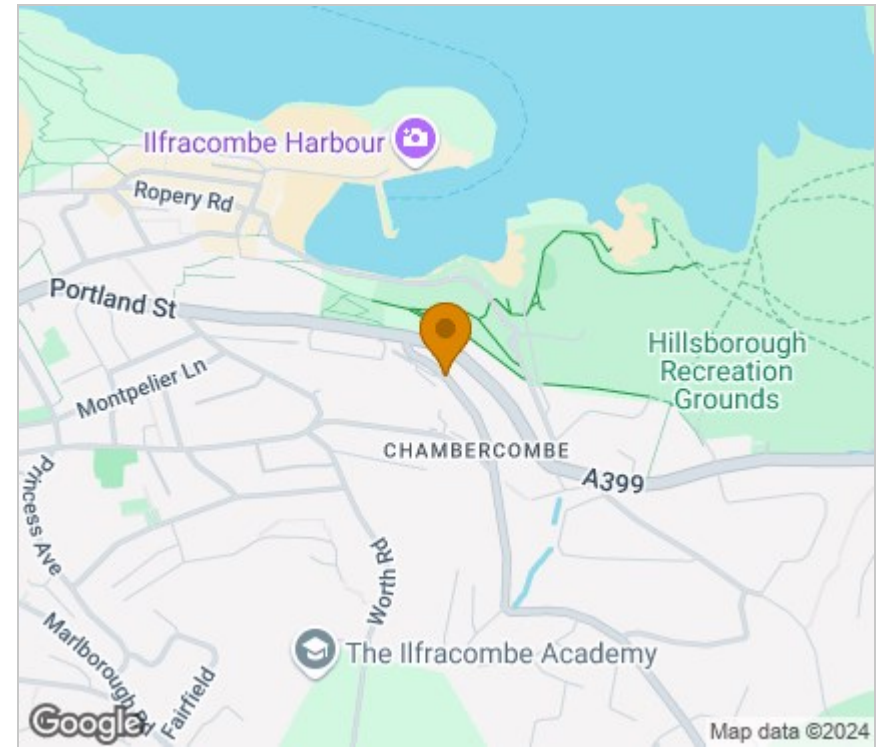
## Viewing

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.

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>

## Area Map



## Energy Efficiency Graph

