



Ettiford Farm Cottages , Ilfracombe, EX34 9RG

Asking Price £175,000



turners







# Barn 1, Ettiford Farm Cottages

Ilfracombe, EX34 9RG

Nestled in a serene countryside setting on the outskirts of Ilfracombe is this derelict detached barn that presents a unique opportunity for transformation. Currently unconverted, it offers a blank canvas for your dream home or holiday retreat. Set in a private location, the property boasts stunning views and a tranquil atmosphere, perfect for those seeking a peaceful lifestyle. With ample space and potential for creative design, this barn is an exciting project for those looking to craft a bespoke residence. Embrace the opportunity to design a modern living space while preserving the rustic charm of the original structure. Ideal for nature lovers and anyone desiring a rural escape!

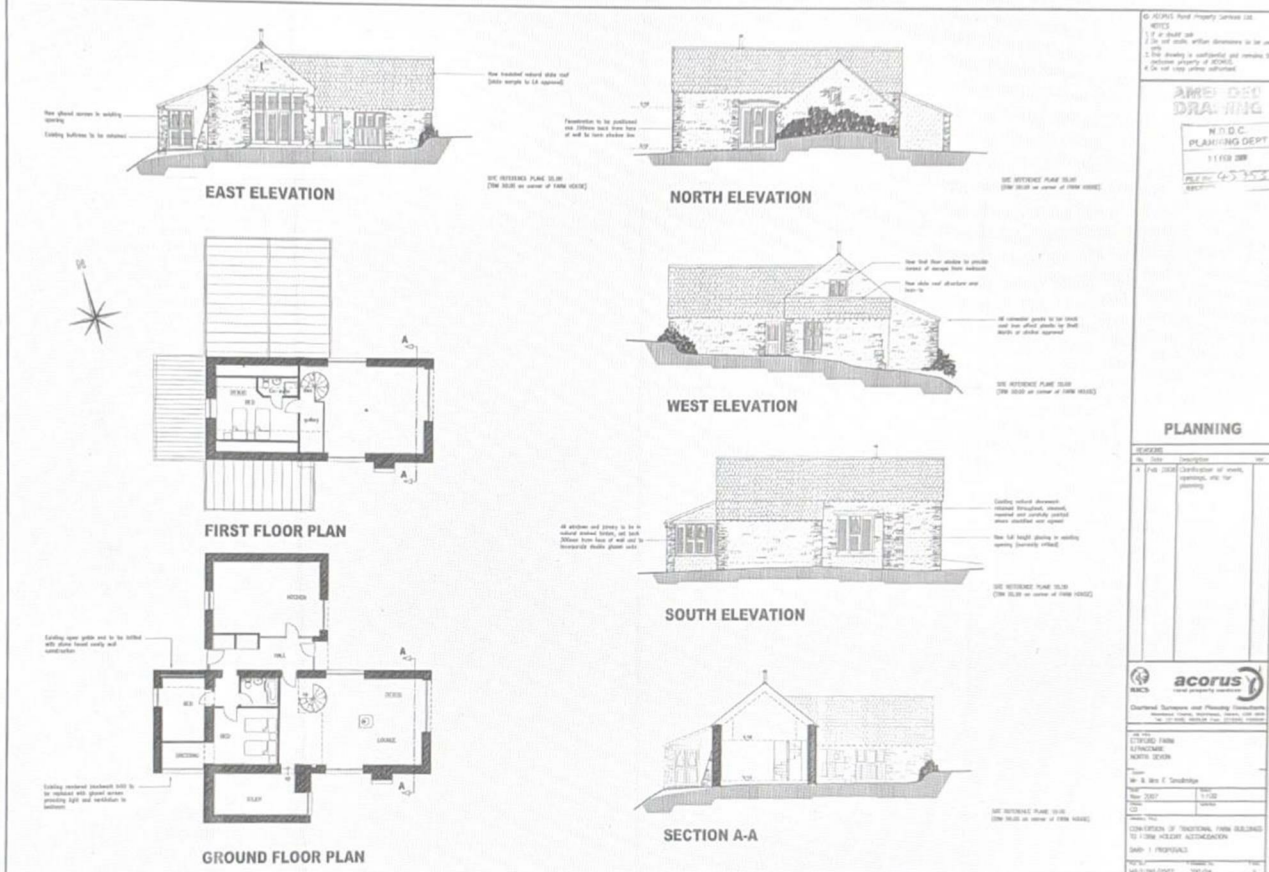
Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

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 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.



## Location:

This rural farm location on the outskirts of Ilfracombe offers the perfect location for a quiet retreat, providing privacy and picturesque views. It's just a short drive from the stunning Woolacombe beach and the scenic Ilfracombe coastline, making it perfect for outdoor enthusiasts. Local amenities and schools are conveniently nearby, ensuring a balance of tranquility and accessibility. This location is perfect for anyone with the desire to be nestled in the countryside but being a stones throw away from all that North Devon has to offer.



This property features a private driveway with access gates, ensuring security and seclusion. It offers ample private parking and boasts a large, wrap-around garden positioned on an elevated site. Surrounded by lush woodland, the location provides stunning countryside views, creating a tranquil and picturesque setting perfect for relaxation and outdoor enjoyment.

This exceptional detached barn conversion plot is situated in an elevated position, offering breath-taking views of the surrounding countryside. with plans in place for a private drive, the property ensures peace and privacy, making it an ideal retreat. The generous private garden will provide ample space for outdoor activities and is currently a blank canvas, perfect for creating a tranquil haven. With the potential for a stunning conversion, this plot offers a unique opportunity to design a bespoke home that harmonizes with its picturesque setting. Embrace the chance to create your dream residence in this idyllic rural location!





### Directions:

From our office, follow north up the High Street on at A361 towards Portland street and Hillsborough Road. Once you reach the traffic lights, turn right onto New Barnstaple Road and follow for 0.8 miles. Once you reach the roundabout, take the first exit on New Barnstaple Road B32230 and follow for 1.5 miles. You will see sign posted on your left hand side 'South West Shooting School' and 'Key Pitts Off Road Adventure' where you will turn left down that road. Take the second right hand turning where it is sign posted Ettiford Farm Cottages and follow this road until you reach the cottages, an agent will meet you there to show you around.

### Agents Notes:

This property can currently only be purchased for holiday let use but there are current proceedings in order to rearrange this to residential.

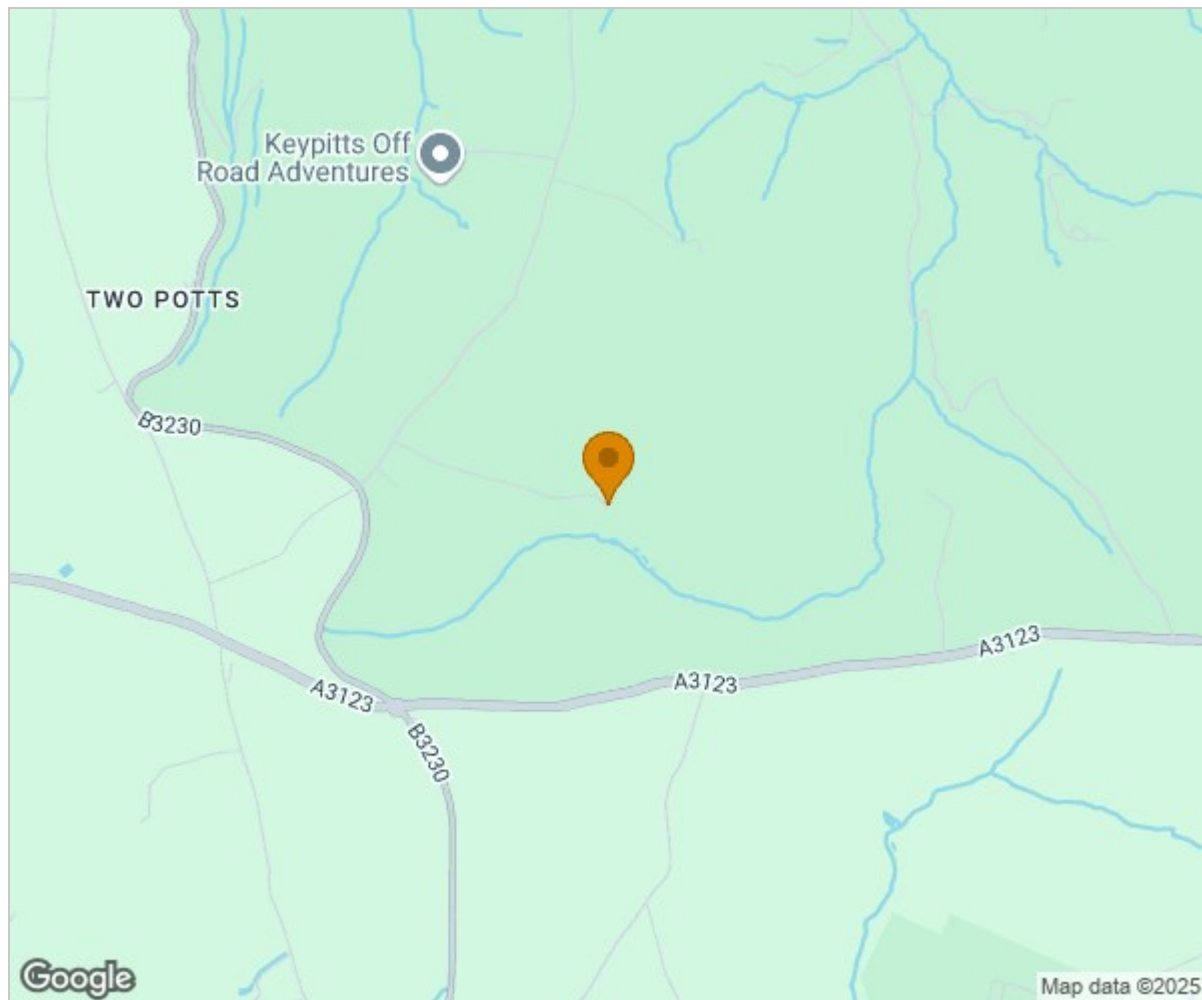
Water from the cottages is from a borehole and is filtered via UV which would be able to be connected to the barn once it is converted. There is a 3000 litre holding tank that sits to the rear of games room/store building.

The other cottages have power provided by separate solar panels with the main farmhouse being on mains electric

The current cottages have drainage to a septic tank which we have the understanding that this barn will also be able to be added.



## Location Map



## 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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