



# turners



Ettiford Farm Cottages  
Ilfracombe, EX34 9RG

Asking Price £350,000



## Holly Cottage

Ilfracombe, EX34 9RG

Welcome to Holly cottage, this stunning 3-bedroom semi-detached barn conversion offers a charming rustic style and is located in the peaceful countryside on the outskirts of Ilfracombe. The property features a spacious open-plan lounge, kitchen, and dining area, perfect for modern living. There are three generously-sized double bedrooms, including an en-suite in the Primary bedroom. A four-piece family bathroom, along with a separate downstairs WC, adds convenience. Outside, the private rear garden boasts beautiful countryside views, while the property also benefits from private parking. This home combines character, comfort, and a tranquil setting.

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.



### Kitchen/ Living Area

22'0" x 17'10" (6.71m x 5.44m)

This large and inviting open-plan lounge, kitchen, and dining area is designed to create a sense of space and light. Dual aspect windows flood the room with natural light, highlighting the beautiful exposed trusses that add a rustic charm.

The lounge area offers ample space for free-standing furniture and features a cosy log burner, perfect for creating a warm and welcoming atmosphere. The room is finished with stylish tile flooring throughout.

A modern fitted kitchen is both functional and stylish, featuring matching wall and floor units for a cohesive look. It comes equipped with an integrated electric fan oven, a four-ring electric hob, and an electric extractor fan above. The kitchen also includes an integrated dishwasher, a 1.5 resin sink with drainer, and an integrated fridge-freezer. Tile flooring throughout completes the space, offering both durability and a sleek finish.

Finally, there is a spacious dining room designed to accommodate a large dining table typically features ample square footage, ensuring plenty of room for comfortable seating and easy movement around the table.

### Bedroom One

17'10" x 12'2" (5.44m x 3.71m)

This spacious double bedroom, located on the first floor, features charming exposed trusses that add character and architectural interest. A double-glazed Velux window fills the room with natural light, creating a bright and inviting atmosphere. The room offers ample space for free-standing furniture, allowing for flexible arrangement. Carpeted throughout, it provides a cosy and comfortable feel, making it an ideal retreat. The combination of the room's size, natural light, and unique design elements make it a standout feature in the home.

### En-suite

7'9" x 5'0" (2.36m x 1.52m)

Bedroom one includes a well-presented three-piece en-suite, featuring a bath, sink basin, and toilet for convenience and comfort. The en-suite is brightened by a double-glazed Velux window, allowing natural light to fill the space. The room is finished with stylish tile flooring throughout, adding a clean and modern touch to the overall design. This en-suite offers both practicality and a touch of luxury, perfectly complementing the spacious bedroom.

### Bedroom Two

13'8" x 10'9" (4.17m x 3.28m)

This spacious double bedroom is currently configured as a twin room but offers plenty of flexibility for different setups. It provides ample space for free-standing furniture, allowing for a personalized arrangement. The room is brightened by a double-glazed window, ensuring natural light floods the space. Carpeted throughout, it adds warmth and comfort, making it an ideal room for relaxation and rest.



### Bedroom Three

13'6" x 9'11" (4.11m x 3.02m)

Slightly smaller than bedroom two, this well-proportioned double bedroom offers a comfortable and functional space. It provides adequate room for free-standing furniture, making it versatile for various needs. The room features a double-glazed window that frames scenic countryside views, bringing in natural light and adding a peaceful atmosphere. Carpeted throughout, it offers a cosy and inviting feel, making it a perfect retreat.

### Bathroom

8'3" x 7'8" (2.51m x 2.34m)

This beautifully presented four-piece family bathroom suite features a modern walk-in shower unit, a sleek wall-mounted sink basin, a bath, and a toilet, offering both style and functionality. A wall-mounted heated towel rail adds comfort, while an extractor fan ensures proper ventilation. The bathroom is finished with tile flooring throughout, providing a clean and contemporary look, making it both practical and aesthetically pleasing.



### Downstairs WC

4'5" x 3'0" (1.35m x 0.91m)

This convenient downstairs WC is designed with style and practicality in mind. It includes a toilet and a sink basin, making it perfect for guests or everyday use. The room features a sleek, modern design and is finished with tiled flooring throughout, adding a clean and contemporary touch to the space.

### Outside Space

This property boasts a generously sized lawn, offering stunning and expansive countryside views, creating a peaceful and picturesque setting. Additionally, it includes private parking, providing convenience and ease for residents and visitors alike. The outline of the dived garden for this barn can be seen on the last photo.



### Agent Notes

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

There is a 5kw Solar PV system which supplies electricity to this and two other barns. These solar panels are currently located on the roof of the barn attached to Holly Cottage.

Water from the cottages is derived from a borehole and is filtered via UV. There is a 3000 litre holding tank that provides this.

This cottage has underfloor heating and also has heating provided by an air source heat pump.

Holly Cottage also has a septic tank and reed bed for drainage.



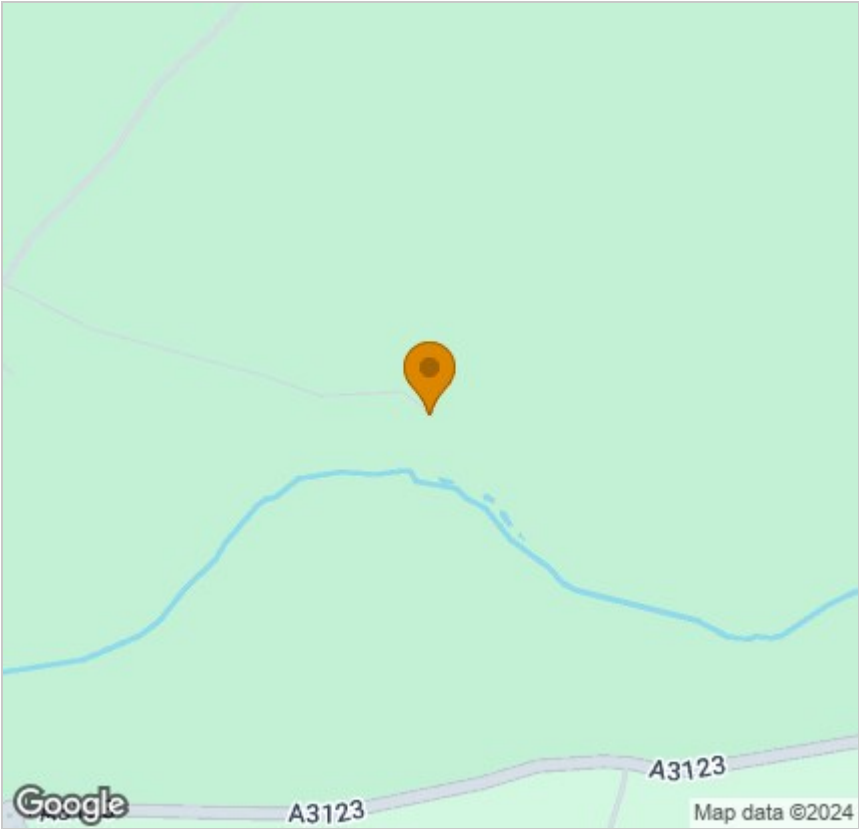
### Directions

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.

Floor Plan



Area Map



Site 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.

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