turners

Ettiford Farm Cottages

Ilfracombe, EX34 9RG

£300,000

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Hazel Cottage

Ilfracombe, EX34 9RG

This charming semi-detached barn conversion is nestled in a peaceful countryside location, offering a tranquil retreat. Inside, the property features a spacious and rustic designed open-plan lounge, kitchen, and dining area, perfect for relaxed living and entertaining. There are two generously sized double bedrooms, each with its own three-piece en-suite for added privacy and convenience. Outside, the property benefits from a well-maintained shared courtyard to the front, while the rear boasts a private garden and drive, ensuring seclusion and ample parking. A delightful blend of countryside living with modern comforts.

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.

Open Plan Lounge Kitchen Diner
24'11" x 11'6" (7.59m x 3.51m)

This modern yet rustic open-plan lounge, kitchen, and diner offers a versatile living space that seamlessly combines style and functionality. The room is flooded with natural light, thanks to dual aspect windows and Velux skylights, creating a bright and airy atmosphere. Whether for relaxing or entertaining, this spacious area provides the perfect setting for various lifestyles. The thoughtful design captures the charm of rustic elements while embracing a contemporary feel, making it an ideal space for modern living.

This well-proportioned lounge dining space offers ample room for both freestanding lounge furniture and a dining table, providing a comfortable and functional area for relaxing and entertaining. The room features an electric log burner, adding warmth and a cosy ambiance. Tiled flooring throughout enhances the practicality and aesthetic of the space, making it easy to maintain while complementing the room's overall design.

The modern fitted kitchen is designed for both style and functionality, featuring matching wall and floor units for a cohesive look. It is equipped with an integrated electric four-ring hob, oven, and electric extractor fan above for convenient cooking. The kitchen also includes an integrated fridge freezer and washing machine, optimizing space and efficiency. A 1.5 resin sink with a drainer adds practicality, while the tiled flooring throughout enhances both the kitchen's aesthetic and durability.

Bedroom One
12'0" x 11'3" (3.66m x 3.43m)
A well-proportioned and bright double bedroom that offers ample space for freestanding furniture and includes its own en-suite bathroom for added convenience. The room features charming exposed trusses, adding a rustic touch to the design. An additional storage cupboard provides extra practicality, while the room is carpeted throughout, creating a warm and comfortable atmosphere.

En-suite
6'2" x 5'5" (1.88m x 1.65m)
This brilliantly designed three-piece en-suite shower room features a sleek sink basin, toilet, and a modern shower cubicle. It is equipped with a wall-mounted heated towel rail for added comfort, along with a full-length wall mirror to enhance the space. The room also includes an electric extractor fan and a Velux window, ensuring ventilation and natural light. Tiled flooring throughout complements the contemporary design, creating a stylish and functional space.

Bedroom Two
11'6" x 11'1" (3.51m x 3.38m)
A sizable double bedroom, which could easily serve as a twin room, offers ample space for freestanding furniture. It features a double-glazed window with views of the front courtyard, filling the room with natural light. The room is carpeted throughout, adding warmth and comfort. Additionally, it benefits from a convenient three-piece en-suite, enhancing both privacy and functionality.

En-suite
6'2" x 5'5" (1.88m x 1.65m)
This stylish three-piece en-suite includes a bath with an overhead shower, a sleek sink basin, and a toilet. The room is finished with a wall-mounted heated towel rail for added comfort, along with an electric extractor fan for ventilation. Tiled flooring throughout enhances the contemporary design, making the space both functional and visually appealing.

Outside Space
This property features a well-presented shared courtyard to the front, complete with a stone-paved patio area, ideal for al fresco dining and relaxing outdoors. At the rear, you'll find a private garden offering plenty of space and beautiful countryside views. Additionally, the property includes a private parking space, providing both convenience and privacy.

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. See site map on the listing and look for Barn 3 for the property layout.

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.

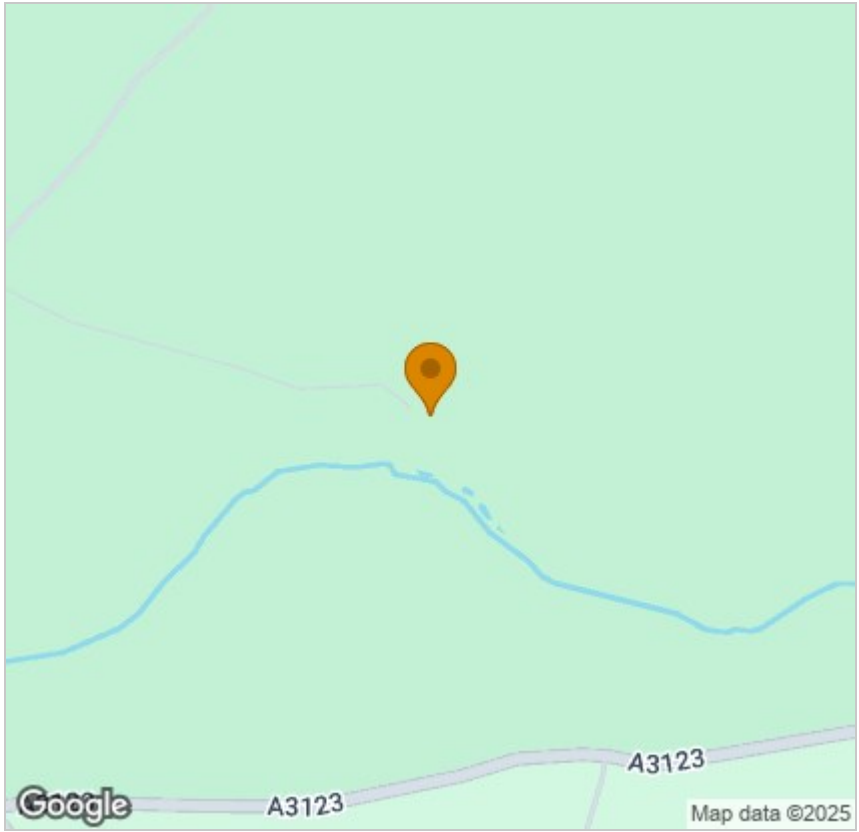
This cottage has underfloor heating and also has heating provided by an air source heat pump.

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

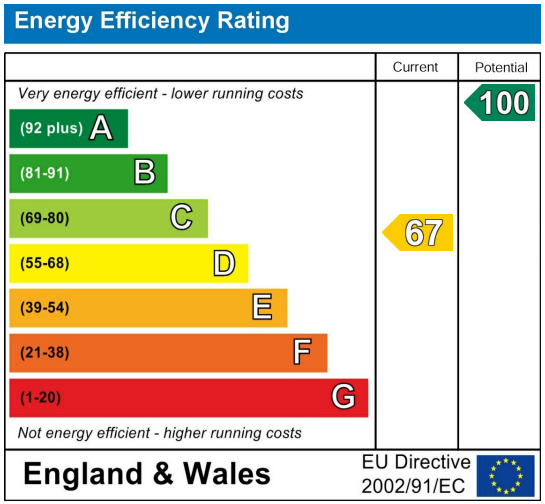
Directions
From our office, follow north up the High Street on at A361 towards Portland street and Hillsborough Road. Once you reach the traffic lights, turn right onto New Barnstaple Road and follow for 0.8 miles. Once you reach the roundabout, take the first exit on New Barnstaple Road B32230 and follow 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



Energy Efficiency Graph



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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