



Chambercombe Park Road, Ilfracombe, EX34 9QN

Asking Price £475,000



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This characteristic Edwardian-style semi-detached family home, located on the outskirts of Ilfracombe's Town Centre, offers stunning countryside and sea views. The property features five spacious bedrooms, a large lounge/diner, a modern fitted kitchen, two bathrooms, and a basement room currently used as a gym and storage. Outside, there's a low-maintenance garden ideal for al fresco dining, along with a rear three-tier garden providing exceptional panoramic views. This property is being sold on a chain-free basis.

Although the property is on the outskirts of Ilfracombe's Town Centre, it is within close proximity of a local gym, woodland walking spots and beaches. It's also only a short drive/walk to local amenities and schools making it the perfect family home.

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 Australia's Golden Coast and Malibu in California.





Lounge & Dining Room 20'6" x 11'10" (6.25m x 3.61m)

The large lounge/dining room offers ample space for free-standing furniture and a dining table. This room has Characteristic features include a striking feature fireplace and beautiful sash bay windows that frames exquisite countryside views. The exposed floorboards add a rustic charm, while a wall-mounted gas radiator ensures comfort making this the perfect room for any family occasion.

Kitchen 14'7" x 12'2" (4.45m x 3.71m)

The large, modern-designed kitchen features matching wall and floor units, with space for an electric or gas cooker and an integrated electric extractor fan. It also offers space for a fridge freezer and a central island providing additional storage, as well as a 1.5 granite sink with a drainer. The room is complemented by chequered tile flooring, under-stair storage, and access to the front garden space.

Bedroom One 14'11" x 10'7" (4.55m x 3.23m)

This large double bedroom offers plenty of space for free-standing furniture and features two built-in double wardrobes. Characteristic bay windows provide stunning countryside and seaside views, while a wall-mounted gas radiator ensures comfort. The room is fully carpeted.

Bedroom Two 17'1" x 10'7" (5.21m x 3.23m)

This spacious double bedroom, located on the second floor, offers ample space for free-standing furniture. It features built-in storage that maximizes the room's layout, Velux double-glazed windows allowing natural light and a wall-mounted gas radiator for warmth. The room is fully carpeted, enhancing its comfort and cosiness.

Bedroom Three 11'8" x 9'3" (3.56m x 2.82m)

This well-proportioned double bedroom offers ample space for free-standing furniture and features a sash window with lovely countryside views. A wall-mounted gas radiator provides warmth, and the room is carpeted throughout, adding comfort and a cosy feel.

Bedroom four 12'2" x 8'2" (3.71m x 2.49m)

Currently used as a study, this bedroom offers plenty of space for a double bed and free-standing bedroom furniture. It features a sash window, a wall-mounted gas radiator and is carpeted throughout, creating a comfortable and versatile living space.





Bedroom Five 13'1" x 12'2" (3.99m x 3.71m)

Currently used as an additional lounge, bedroom five offers ample space for free-standing furniture and a double bed. The room features exposed trusses that add character, a double-glazed Velux window for natural light, a wall-mounted gas radiator for warmth, and is carpeted throughout, creating a cosy and inviting atmosphere.

Basement Rooms

The property features two basement rooms with versatile uses. The first room, currently used for storage, measures 3.30m x 2.26m, while the second room, used as a gym, measures 3.26m x 3.26m. Both rooms are equipped with electricity, wall-mounted gas radiators, windows providing natural light, and a water source. These spaces offer potential for conversion into a utility room or additional living space, depending on your needs.

Utility Room 8'7" x 6'9" (2.62m x 2.06m)

This utility room, previously used as a bedroom and easily reversible, offers space and plumbing for a washing machine, as well as room for a tumble dryer. It houses the combi boiler and features a sash window, exposed floorboards, and a wall-mounted gas radiator, providing both practicality and character.

Outside Space

The property boasts a low-maintenance front garden with stone chipping flooring and space for al fresco dining. The rear garden is a stunning three-tiered design, each level featuring a lawn and offering breathtaking countryside and sea views. It also provides ample space for outdoor dining, making it the perfect setting to enjoy the scenic surroundings.

Directions

From our office head north-east on the high street/A361 towards Portland Street and Hillsborough Road. Continue on this road past the traffic lights for 0.6 miles where you will turn right onto Chambercombe Park Road. Follow this road for 0.1 miles where the property will be on the left hand side and an agent will meet you outside.

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.



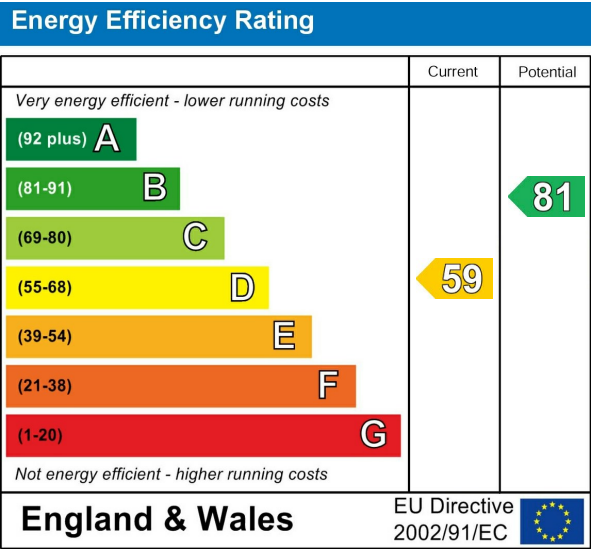
Floor Plans



Location Map



Energy Performance 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.

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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