



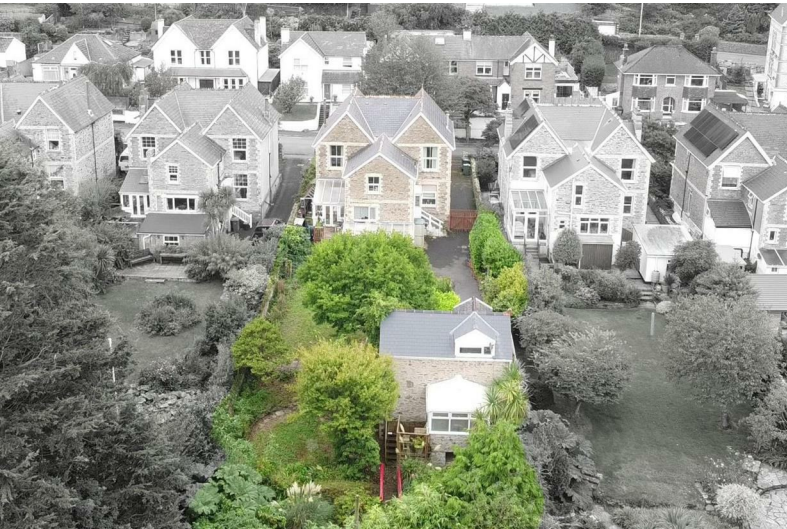
# turners



## 6 Bicclescombe Park Road

Ilfracombe, EX34 8EU

£635,000





Located in one of the most highly sought-after residential neighborhoods in Ilfracombe, this 6-bedroom period property is steeped in history. The property retains many of its original features and period charm, from ornate tiled flooring to original cornicing and ceiling roses. Featuring five exceptionally spacious double bed and one currently utilised as a study, two reception rooms, a large dining room and newly fitted kitchen. The driveway to the side aspect leads to a large, level garden with a river running along the bottom. One key feature is a separate one-bedroom dwelling, currently utilised as a profitable holiday with a bridge over the river leading to a secluded garden area. An internal viewing will allow potential buyers the opportunity to take in all this vast property has to offer.



### Entrance Hallway

29'6" x 4'9" (9.01 x 1.45)

Stepping inside, you first encounter the lobby area with ample space for storage of all your coats and shoes, as well as stain glass window above the internal porch door. You will instantly be drawn to the well-kept and original Minton Crest flooring that runs the length of the entrance hall. From this hallway you have direct access to all areas on the ground floor and stairs leading to the upper floors.

### Lounge

13'7" x 14'11" (4.15 x 4.55)

A family sized living room, with exceptional views via the large bay window to the front elevation of the property. The room features the original cornicing, fireplace and ceiling rose with chandelier, all adding to the properties charm and character. The high ceilings ensure the room feels spacious and filled with natural light. Other benefits include wall mounted radiator and carpeting throughout.

### Living Room

13'7" x 14'11" (4.15 x 4.55)

A mirror image of the lounge in terms of dimensions, with the same large bay window to the front elevation of the property, original cornicing, fireplace and ceiling rose with chandelier.

### Dining Room

12'1" x 13'9" (3.7 x 4.2)

A sizable room situated on the right-hand side of the property, leading off from the hallway. Accommodating a large dining table and chairs perfect for socialising and entertaining friends and family, Allowing direct access to a bright conservatory, adjoining decking, and rear garden.

### Kitchen

14'1" x 14'9" (4.3 x 4.5)

Located at the rear of the property, with access to the garden. The kitchen is newly fitted, featuring base and eye

level units, an inset porcelain Belfast style sink, wood effect work surfaces, and a kitchen island. There is ample space and plumbing for all associated white goods. The room also features UPVC double glazed windows, as well as spot lighting strips throughout.

### Downstairs Bathroom & Utility

10'4" x 13'5" (3.15 x 4.1)

Part tiled bathroom featuring shower, toilet and sink leading into utility and washing room both boasting ample storage

### Bedroom 1

14'11" x 13'7" (4.55 x 4.15)

Situated at the front of the property, the master bedroom benefits from the same spacious feel from high ceilings as downstairs, with a large window allowing the space to fill with natural light.

### Bedroom 2

13'6" x 14'11" (4.14 x 4.55)

A front aspect room with an almost identically large footprint to the master bedroom and overlooking the front garden.

### Bedroom 3

13'8" x 11'10" (4.19 x 3.63)

A large size aspect double bedroom situated next to the first floor family bathroom.

### Bedroom 4

11'11" x 13'9" (3.65 x 4.21)

This rear aspect double bedroom has a large window with views of the rear garden and is situated opposite bedroom three on the first floor.

### Bedroom 5

7'4" x 9'10", 11'4" x 9'10" (2.25 x 3.35)

A smaller bedroom, still comfortably accommodating a double bed, looking out over the front garden.

### Bedroom 6

6'5" x 17'5" (1.97 x 5.31)

A single rear aspect bedroom currently being utilised as a study, boasting lots of built-in storage and views over the rear garden

### First Floor Bathroom

5'11" x 8'0" (1.81 x 2.44)

Floor to ceiling tiles with marble effect laminate flooring. Comprising of a bath with shower above and glass shower screen, sink and low level WC. The side aspect opaque window provides ample natural light.

### Shower Room

7'9" x 4'3" (2.38 x 1.32)

Compact but well proportioned, featuring enclosed shower unit, WC, hand basin and window to side elevation.

### Garden Annexe

Hidden away at the bottom of the garden, this stylish annex has its own kitchen, bathroom, living room, sunroom and bedroom. It is self-sufficient and would make an ideal home for a family member or provide a useful additional income as a holiday let. It has its own raised decking area and private garden, separated from the main house via a small bridge over the babbling brook.

### Garden & Driveway

The sweeping driveway from the roadside leads down to a very large level lawn, cut back and primed for someone to make their own. At the end of the main garden, to the right of the annex, the garden wraps around with a brook at the rear which can be traversed due to the benefit of a small wooden bridge. The bridge leads to a secluded and quiet seating area which can be used to entertain guests

### Agent Notes

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

To comply with the property misdescriptions act we must inform all prospective purchasers that the measurement are taken by an electronic tape measure and are provided as a guide only, they should not be used as accurate measurements. We have not tested any mains services, therefore prospective purchasers should satisfy themselves before committing to purchase.

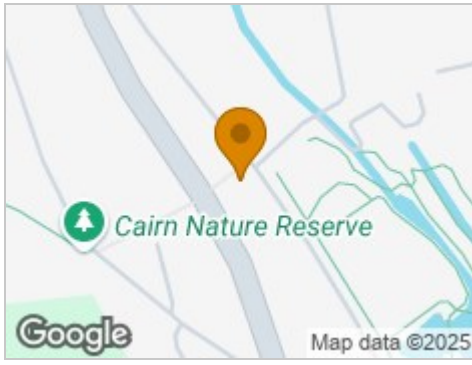
### Directions

From our offices proceed in a westerly direction towards the War Memorial roundabout. Turn left on to St Brannoeks Road and proceed along and number 6 will appear on your left hand side.





## Road Map



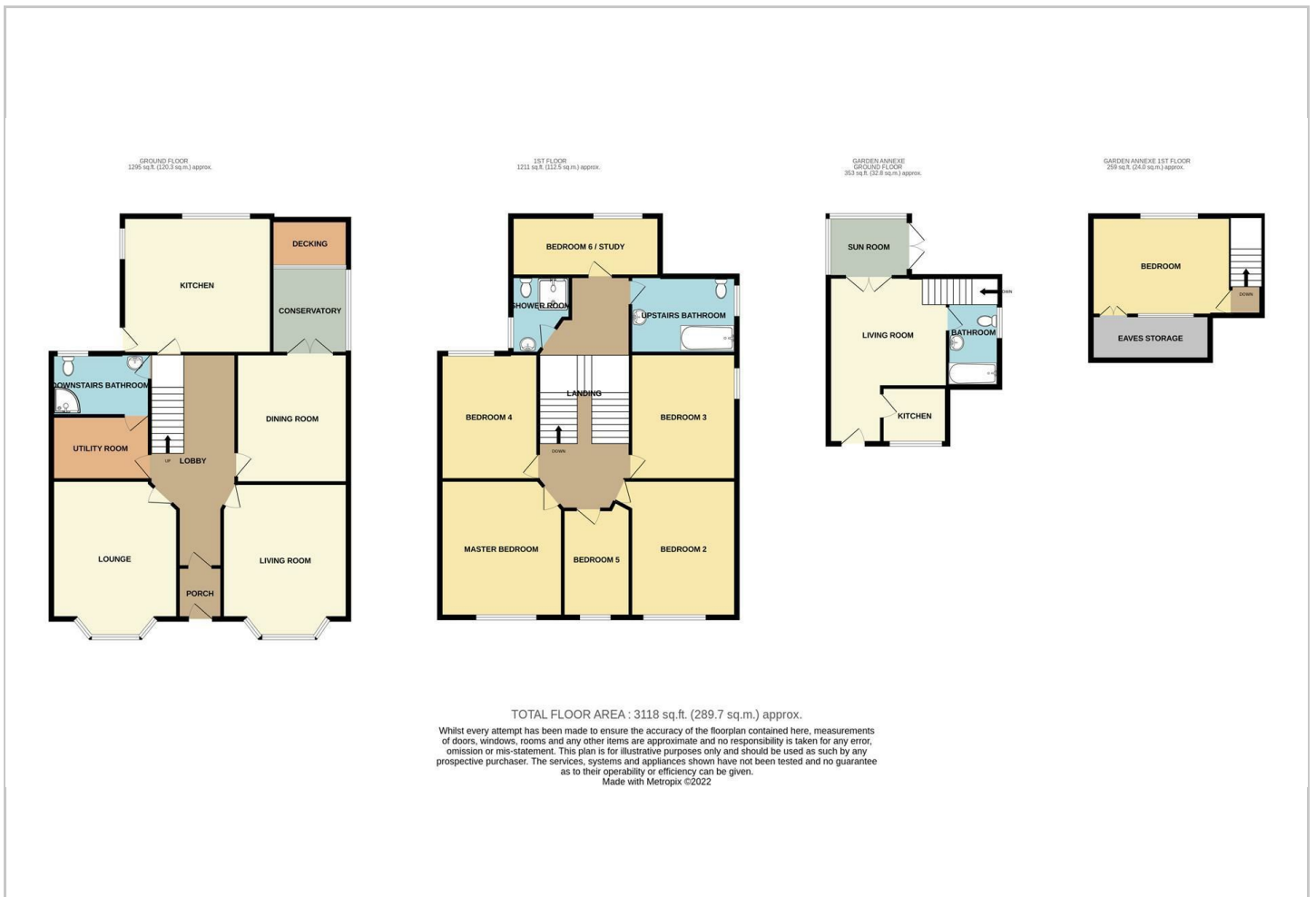
## Hybrid Map



## Terrain Map



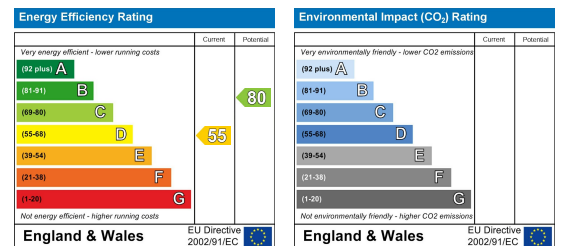
## Floor Plan



## 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.

## Energy Efficiency Graph



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.