



# turners



Highfield Road, Ilfracombe, EX34 9NZ

Asking Price £495,000



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# The Rowans 8a, Warfield Villas, Highfield Road

Ilfracombe, EX34 9NZ

Tucked away in its own tranquil surroundings, this delightful detached property offers privacy, space, and character. A private driveway with parking for several vehicles leads through vibrant gardens filled with colourful plants and hedges. Inside, the home features three spacious double bedrooms, each with an en-suite, two generous living rooms linked by a stunning sunroom, a well-sized dining room, a large kitchen, a utility room and a three-piece family bathroom.

The front garden is ideal for outdoor activities, with mature shrubs, bushes, and a serene pond. At the rear, a low-maintenance patio offers the perfect space for al fresco dining. The property also benefits from a two-storey garage with a workshop below, providing excellent versatility. This unique home is a perfect blend of peace, comfort, and practicality.

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.



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## **Hallway 14'7" x 3'5" (4.45m x 1.04m)**

A spacious hallway offering room for free-standing furniture, with useful under-stair storage, an airing cupboard, a wall-mounted gas radiator, and fitted carpet throughout.

## **Living Room 21'5" x 14'7" (6.53m x 4.45m)**

A bright and spacious lounge offering plenty of room for free-standing furniture, centred around a striking feature fireplace that adds warmth and character to the room. Dual-aspect UPVC double glazed windows flood the space with natural light, while wall-mounted gas radiators ensure year-round comfort. The room is fully carpeted, creating a cosy and inviting atmosphere.

## **Sunroom 13'9" x 10'5" (4.19m x 3.18m)**

Naturally flowing from the two living rooms, this fantastic sunroom offers a bright and versatile space with ample room for free-standing furniture. Surrounded by UPVC double glazed windows, it enjoys panoramic views of the front garden and an abundance of natural light. Patio doors provide seamless access to both lounges and the garden, while wood laminate flooring adds a warm and contemporary touch throughout.

## **Living Room 14'10" x 14'6" (4.52m x 4.42m)**

A flexible second living room offering a variety of uses, whether as an additional reception area, a downstairs bedroom or a comfortable home office. The room provides ample space for free-standing furniture, features dual-aspect double glazed windows for excellent natural light, a wall-mounted gas radiator for year-round comfort, and is fully carpeted for a cosy finish.





#### **Kitchen 17'8" x 11'8" (5.38m x 3.56m)**

A stylish and well-appointed fitted kitchen featuring matching wall and floor units for a cohesive look. It boasts an integrated five-ring gas hob with dual electric fan ovens below and an electric extractor fan above, along with a stainless steel sink and integrated dishwasher for added convenience. Dual-aspect UPVC double glazed windows provide plenty of natural light, complemented by modern spotlighting. A wall-mounted gas radiator ensures comfort, while vinyl laminate flooring adds a practical and contemporary finish.

#### **Dining Room 11'10" x 11'8" (3.61m x 3.56m)**

Effortlessly flowing from the living room, this spacious dining room provides ample space for free-standing dining furniture, making it ideal for both everyday meals and entertaining. A UPVC double glazed bay window fills the room with natural light, while a wall-mounted gas radiator ensures year-round comfort. The room is fully carpeted, adding warmth and a homely touch.

#### **Utility Room 14'11" x 8'11" (4.55m x 2.72m)**

This spacious utility room offers excellent functionality with matching wall and floor units, a stainless steel sink drainer, and dedicated space and plumbing for a washing machine, tumble dryer, and an American-style fridge freezer. A UPVC double glazed window provides natural light, while sliding patio doors offer direct access to the rear garden. Additional features include a wall-mounted gas radiator and practical vinyl laminate flooring throughout.

#### **Landing 12'0" x 10'6" (3.66m x 3.20m)**

A generously sized landing offering space for free-standing furniture and enhanced by a large double glazed window that brings in plenty of natural light. Additional features include access to the loft, a wall-mounted gas radiator for comfort, and full carpeting for a warm, cohesive feel.

#### **Bedroom One 21'3" x 14'8" (6.48m x 4.47m)**

Bedroom One is an exceptionally spacious double bedroom offering ample room for free-standing furniture and enhanced by a stylish four-piece en-suite. The room features two built-in wardrobes for convenient storage, while dual-aspect UPVC double glazed windows flood the space with natural light and offer beautiful sea views. A wall-mounted gas radiator ensures comfort, and the room is fully carpeted for a warm and inviting finish.

#### **En-suite 11'1" x 9'9" (3.38m x 2.97m)**

This generously sized four-piece bathroom suite features a separate shower, bathtub, WC, and sink basin, offering both style and functionality. A double glazed window allows natural light to fill the space, complemented by an electric extractor fan for ventilation. Additional features include a wall-mounted gas radiator, heated towel rail, and elegant wood flooring throughout.

#### **Bedroom Two 17'2" x 15'0" (5.23m x 4.57m)**

Bedroom Two is another generously sized double bedroom, offering ample space for free-standing furniture and benefiting from a modern three-piece en-suite. A large double glazed window provides lovely views of the front garden as well as distant sea views, filling the room with natural light. The space is fully carpeted and has a wall-mounted gas radiator, creating a warm and comfortable atmosphere.

#### **En suite 7'4" x 5'10" (2.24m x 1.78m)**

A well-appointed three-piece suite comprising a toilet, shower, and sink basin. Additional features include a double-glazed window for natural light and insulation, a wall-mounted heated towel rail, an electric extractor fan for ventilation, and carpeted flooring throughout for added comfort.



**Bedroom Three 14'11" x 11'8" (4.55m x 3.56m)**

Bedroom Three is a generously sized double bedroom, thoughtfully designed to accommodate a range of free-standing furniture. Bright and airy, it enjoys natural light from dual aspect double-glazed windows, complemented by stylish wood flooring and a wall-mounted gas radiator for year-round comfort. The room also boasts a well-appointed three-piece en-suite, adding both privacy and convenience.

**En-suite 9'7" x 2'11" (2.92m x 0.89m)**

This modern three-piece suite comprises a sleek shower, contemporary sink basin, and toilet. It features elegant wood flooring, an electric extractor fan for efficient ventilation, and a wall-mounted heated towel rail for added comfort and practicali

**Bathroom 11'1" x 7'5" (3.38m x 2.26m)**

Situated on the ground floor, this well-presented three-piece suite features a bathtub, toilet, and sink basin. The space is enhanced by a UPVC double-glazed window that provides natural light, an electric extractor fan for effective ventilation, and a wall-mounted gas radiator for added warmth. Finished with stylish tile flooring throughout, it combines functionality with modern comfort.

**WC 6'9" x 2'9" (2.06m x 0.84m)**

The ground floor also benefits from a convenient additional two-piece suite, comprising a toilet and sink basin. This practical space includes a wall-mounted gas radiator for comfort, a double-glazed window allowing natural light, and durable vinyl flooring throughout, making it both functional and low-maintenance.

**Garage 21'5" x 16'2" (6.53m x 4.93m)**

This property features a versatile two-storey garage and workshop. The upper level offers a spacious garage with parking for one vehicle, fitted workshop benches, and ample additional storage space. The lower level also provides excellent storage capacity, complete with its own set of workshop benches. Both levels are equipped with electric points, making the space ideal for a variety of practical uses.

**Outside Space**

The outside space of this property is truly a highlight. Upon arrival, you're welcomed by a private driveway with ample parking for several vehicles. A secluded pathway, bordered by well-maintained hedges, leads you past a charming small lawn area with a pond. As the path opens up, a generously sized main lawn unfolds in front of the property, beautifully framed by mature shrubs and bushes—an ideal setting for outdoor furniture, relaxation, and garden activities. To the rear, a private patio area offers the perfect spot for outdoor dining and entertaining, making it a wonderful space for enjoying al fresco meals in a tranquil setting.

**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.

**Directions**

From our office, head south-west on the High Street/A361 towards meridian place and take your first left onto Springfield Road. At the end of this road, take a left hand turning onto Highfield Road. follow Highfield Road for 0.4 miles where the property will be on your right hand side.

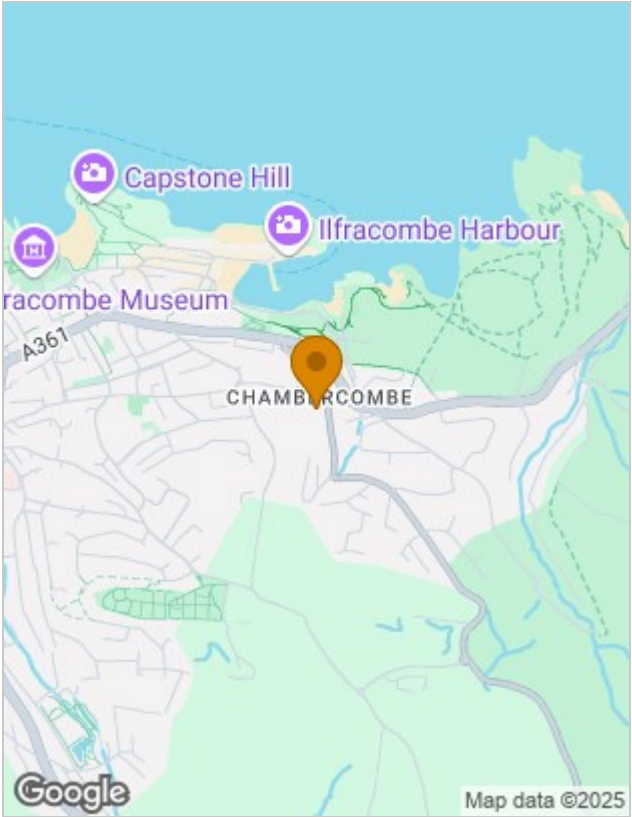




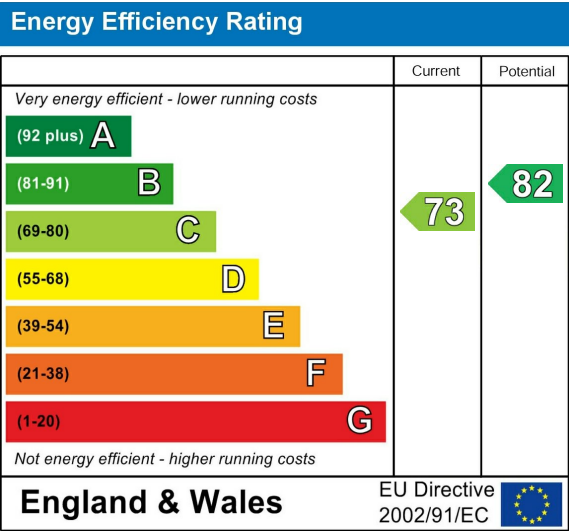
Floor Plans



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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