



# turners



**Quayfield House Quayfield Road, Ilfracombe, EX34 9EN**

**Offers In The Region Of £1,000,000**

Luxury five bed coastal holiday premises with panoramic harbour views, tiered sun terraces, BBQ lodge, double garage and high-end interiors. Proven holiday let. Chain-free sale.

## The Property

This exceptional coastal property, currently operating as a highly successful luxury holiday let, projected potential of up to £70,000+ in annual income, making it a rare investment opportunity in one of Ilfracombe's most desirable locations. Boasting unrivalled harbour and sea views from the majority of its rooms, it combines high-end guest appeal with proven revenue potential.

The ground floor features a show-stopping open-plan kitchen with central island and spacious dining area, flooded with natural light from dual-aspect windows. A striking bay window frames panoramic views across the beach and harbour — a setting that consistently delights guests and commands premium rates. A separate living room with further panoramic views and French doors opens directly onto a vast decked area — ideal for entertaining or relaxing. This level also includes a stylish wet room and discreet utility room to support longer guest stays.

## Outside Space

The property's exceptional outdoor spaces are a major driver of its holiday let appeal and premium booking rates, offering guests unforgettable experiences in a spectacular coastal setting. Expansive sun terraces stretch across three levels, delivering some of the most photogenic and sought-after views in North Devon — a major asset for marketing and repeat bookings.

The elevated decking area provides a private, scenic retreat with uninterrupted vistas across Ilfracombe Harbour to the Verity statue, the dramatic cliffs of Hillsborough, and, on clear days, the distant Welsh coastline. These panoramic outlooks elevate the guest experience and help justify higher nightly rates year-round.

A fully equipped Finnish BBQ house enables all-weather outdoor dining, perfect for family gatherings or luxury stays — a standout amenity that sets this property apart from typical holiday lets. The first-floor balcony, accessed from the upper lounge, offers a tranquil spot for morning coffee or sunset cocktails, while the patio off the kitchen provides an alternative space to unwind in style.

Outdoor areas like these not only enhance the guest experience but significantly boost the property's earning potential and year-round occupancy.

## Location

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.

## Agent Notes

Currently operating as a high-end holiday home, the property benefits from strong occupancy levels and robust rental income, with weekly rates ranging from £1,511 in low season to £4,143 at peak. Over the past five years, it has delivered consistently impressive annual returns, underpinned by its luxury finish, unique setting, and repeat guest base. Full income data and booking history are available upon request for qualified buyers.

Alternatively, this home also offers exceptional potential as a spacious and versatile permanent residence, ideal for multigenerational living or those seeking an elevated coastal lifestyle.

We are advised by the vendor that all mains services are connected, including gas, electricity, water and drainage.

In accordance with the Property Misdescriptions Act, please note:

All measurements have been taken electronically and are provided as a guide only.

We have not tested any mains services, gas or electrical appliances, or fixtures and fittings mentioned within these particulars.

Prospective purchasers should satisfy themselves of the accuracy and condition of all items prior to exchange of contracts.

## Directions

From our office, head north-east on High Street/A361 towards Oxford Road and then turn left onto Fore Street. Follow to the bottom of Fore Street where parking is recommended at Ropery Car Park. Once parked continue to walk up Quayfield Road where it will lead to a more narrow public footpath. Proceed up this route where the property will be located on your right hand side.

Floor Plan

