



8 Chambercombe Park Road



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Ilfracombe, Devon, EX34 9QN

Beach/Town Centre/The Torrs all walking distance. Barnstaple 11 miles.

**A beautifully presented semi-detached Victorian property with magnificent sea views.**

- Elegant Semi-Detached Victorian Home
- Separate Living Room & Dining Room
- Fantastic sea views
- Off road parking, private garden
- Council Tax Band D
- 23ft Kitchen/Breakfast Room
- 4 Double Bedrooms, Family Bathroom
- Double glazed sash windows throughout
- Potential to convert loft stpp
- Freehold

**Guide Price £515,000**

## **SITUATION AND AMENITIES**

8 Chambercombe Park Road enjoys an elevated position on one of the most sought after residential roads in the area with Ilfracombe town centre and beach within a healthy walking distance. Ilfracombe is a seaside resort with a small harbour surrounded by cliffs, the award winning Landmark Theatre is close by with its iconic double conical roof design. The town caters well for its inhabitants with primary and secondary schooling and a good range of independent shops and stores along with Tesco supermarket. Ilfracombe golf club is close to hand. There are excellent surfing beaches at Woolacombe, voted in the top five in the country, and Saunton (also with Championship Golf Course), Croyde and Putsborough are all within less than half an hour by car. Braunton village is about 9 miles to the south and Barnstaple, the Regional Centre, is around 11.5 miles away and houses the area's main business, commercial, leisure and shopping venues. At Barnstaple there is access to the North Devon Link Road, which leads through, in a further 45 minutes or so, to Junction 27 of the M5 Motorway where Tiverton Parkway also offers a fast service of trains to London Paddington in just over two hours.



## DESCRIPTION

We are delighted to offer for sale this beautifully presented, spacious semi-detached Victorian property which enjoys stunning sea views, delightful gardens and parking. This fantastic home offers well-proportioned accommodation which has been sympathetically and lovingly updated in recent years including new kitchen and replacement UPVC double glazed sash style windows throughout to name a few of the improvements made. The property also retains a number of period features such as a wonderful wide staircase, original tessellated flooring, beautiful stained glazed door, feature fireplaces, high ceilings, picture rails and decorative coricing.

The property is approached on the ground floor via glazed porch with space for shoes, coats etc leading to the ENTRANCE HALL with stained glass door, original mosaic floor tiles and a wide elegant staircase leading to the first floor. On the ground floor there are TWO BEAUTIFUL RECEPTION ROOMS, one being a FORMAL DINING ROOM and the other a COSY SITTING ROOM with modern fireplace. Both rooms enjoy sea views. The stylish contemporary KITCHEN/BREAKFAST ROOM is also on this floor with modern wall and base units, peninsular unit, integrated double Bosch oven, Neff induction hob, sink with drainer and door to garden.

Leading up to the first floor, a wonderful feature is the vaulted ceiling with exposed wooden beam and Velux window. There is access here to the LOFT with potential to be converted to more accommodation (subject to planning). On this floor you have 4 DOUBLE BEDROOMS all with original exposed floorboards and fireplaces, two of the bedrooms boast fantastic sea views. FAMILY BATHROOM with tiled flooring, WC, roll top claw foot bath, pedestal sink, enclosed corner shower with splash back.

## OUTSIDE

Externally, the property is approached via a double gate with OFF ROAD PARKING and GARDEN SHED, steps then lead you down to the front of the house where there is an outside WC, POTTING SHED and STORAGE SHED with PATIO AREA for seating, all surrounded by an assortment of plants and shrubs. To the rear is an elevated hardwood decked area, ideal for al fresco dining and enjoying those wonderful sunsets and sea views.

## DIRECTIONS

Leaving the High Street heading towards Combe Martin. At the end of the High Street continue on into Portland Street and proceed up the road. Pass through the traffic lights and continue along this road passing The Thatched Inn on the right hand side, then take the right onto Chambercombe Park Road, follow this around the bend and number 8 will be found shortly on your left hand side.

<https://w3w.co/stews.ends.upper>

## SERVICES

All mains services connected.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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