



17 Regents Place



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Iffracombe, Devon, EX34 9AB

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

Substantial double fronted Georgian townhouse located moments away from the Tunnels Beach, harbour, restaurants and high street.

- Georgian Townhouse
- Accommodation Over 4 Floors
- Five/Six Bedrooms
- Four Bathrooms and a Dressing Room/Toilet
- Kitchen/Breakfast Room & Utility Room
- Sitting Room & Cinema Room
- Courtyard Garden
- Parking for Five Vehicles
- Freehold
- Business Rates

Guide Price £432,500

SITUATION AND AMENITIES

17 Regents Place is located within the heart of picturesque harbour town of Iffracombe, situated moments away from the stunning Landmark Theatre, Tunnels beach, pretty Jubilee Gardens and South West Coast Path. Iffracombe Harbour and its sandy beach, the towns amenities and facilities are within walking distance, including supermarkets, theatre, cinema, indoor swimming pool, along with a secondary school, cottage hospital, doctors surgery and diverse range of pubs and restaurants. Damien Hirst's Verity; a 66 ft bronze sculpture is at the end of the harbour. The Yacht Club on the harbour front is a major part of the towns social scene, and includes gig racing. From the harbour, there is a ferry to Lundy Island and boat trips along the coastline. Barnstaple, North Devon's regional centre is about 12 miles and includes more extensive shopping, supermarkets, leisure centre, college, North Devon regional hospital, the famous Pannier Market and Butchers Row. The property is located close to Exmoor National Park, which is an Area of Outstanding Natural Beauty, and extremely popular with walkers, cyclists and horse riders all year round. The coastline is renowned for its spectacular landscape, ranging from high open moorland, wooded combes and dramatic sea cliffs. North Devon coastline is easily accessible including the popular surfing beaches of Croyde, Saunton and Woolacombe. There are many sporting facilities in the area including golf at Iffracombe itself, Saunton, Barnstaple and the Royal North Devon Golf Course at Westward Ho!, which is the oldest course in England.



DESCRIPTION

We are delighted to offer for sale this substantial double fronted Georgian townhouse located moments away from the Tunnels Beach, harbour, restaurants and high street. The property is understood to date back to 1890 and once formed part of prominent Grosvenor Hotel. In 2015 the property was converted and renovated into this splendid period home by its current owners and now boasts spacious and versatile accommodation arranged over four storeys including a cellar. From the ENTRANCE HALL located on the ground floor stairs rise to the first floor and stairs descend to the basement level where there is a useful UTILITY ROOM. Returning to the ground floor there is a cosy SITTING ROOM with French style patio doors leading out onto the rear courtyard (described later) and a modern KITCHEN/BREAKFAST ROOM. On the first floor there is one BEDROOM with EN-SUITE plus a further SINGLE BEDROOM. The first floor also offers a DRESSING ROOM/TOILET. The second floor accommodation is a mirror image of the rooms below including TWO FURTHER BEDROOMS and EN-SUITES. On the third floor there is a FINAL BEDROOM with EN-SUITE BATHROOM and SECONDARY RECEPTION ROOM, currently utilised as a cinema/TV room. Outside there is an enclosed REAR COURTYARD GARDEN ideal for entertaining or alfresco dining. Due its size and flexibly the property lends itself well as either a large main family home, second home or Holiday let as according to the owner the property attracts a healthy amount of holiday bookings due to its proximity to The Tunnels Wedding Venue. This is certainly a property that needs to be viewed internally to be fully appreciated. The layout of accommodation with approximate dimensions is more clearly identified in the accompanying floorplan.

PARKING

The property also comes with five allocated parking spaces located 100 yards from the property. These are currently on a long term lease from the council with 10 years remaining on the current 100 year lease. We understand that this is transferable to the new owners and the lease can be renewed close to the expiration date. Carpark what3words ///crockery.crispy.brew

HOLIDAY LETTING

As previously mentioned the property offers a variety of uses; from a main or second home/UK base, holiday letting cottage or perhaps a long term residential let accommodation, having the potential to earn a healthy rental income. The property is currently being advertised as a holiday accommodation through holidaycottages.co.uk property reference 64914 where available weekly pricing and occupancy levels can be viewed. All the furniture, fixtures and fittings are available by separate negotiation.

SERVICES

All mains services connected

LOCATION

What3words ///houseboat.sting.nightfall

LETTINGS

Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk.

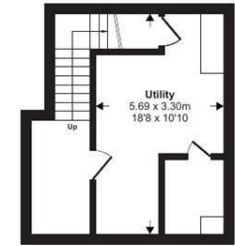
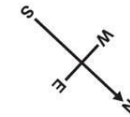


These particulars are a guide only and should not be relied upon for any purpose.

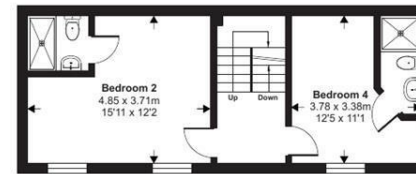


Approximate Area = 1962 sq ft / 182.2 sq m

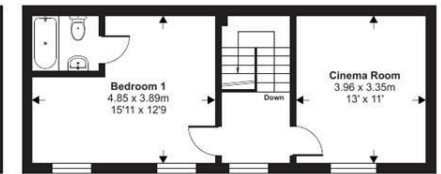
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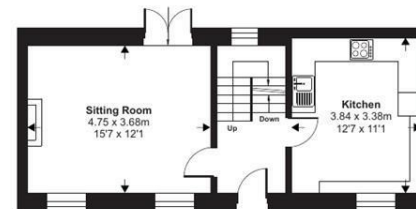
Lower Ground Floor



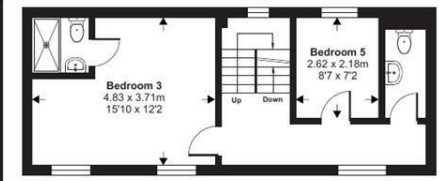
Second Floor



Third Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Stags. REF: 1058976

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	72

England & Wales EU Directive 2002/91/EC



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