



Old Slade Quarry



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Higher Slade Road, Ilfracombe, EX34 8LH

Within 5/10 minutes of Ilfracombe town/beach and Lee Bay.
Woolacombe, 15 minutes.

A 2 bedroom detached single storey property together with outbuildings, set within a former stone quarry, arranged on several levels over 2.4 acres - Secluded, peaceful, lovely views and great potential.

- CASH BUYERS ONLY PLEASE
- Sun Room, Living Room
- Useful outbuildings. 1,245 sq ft.
- About 2.4 acres. Parking.
- Council Tax Band A.
- Informal Tender/Sealed Bids 22/11/24
- Kitchen/Diner, 2 Beds, Bath.
- Land arranged over 3 levels.
- Potential for home & income stpp
- Freehold.

Offers In Excess Of £275,000

SITUATION & AMENITIES

The property is approached via a private 'no through' track and is elevated well above the road below. As one climbs the land, there is a continuation grass vehicular track to the top and delightful views into the wooded valley below. Ilfracombe town centre is within a short drive. The town nestles on the glorious, dramatic North Devon coastline with picturesque harbour and offers a variety of shops, restaurants, building society, health centre, schools to all ages etc. Lee Bay, which is within easy access, is a quiet rocky inlet on the North Devon coast and one of the area's few remaining unspoilt coastal locations. The well known coastal resort of Woolacombe is also nearby, known worldwide for its surfing sandy beach. The market town of Barnstaple is around 12 miles and as the regional centre, houses the area's main business, commercial, leisure and shopping venues, as well as pannier market and District Hospital. The sandy beaches of Saunton (also with championship golf course), Croyde and Putsborough are also within easy reach, as is Exmoor National Park. The nearest international airports are at Bristol and Exeter.



DESCRIPTION

This is a most unusual property, where the components include a detached two bedroom character bungalow, two connecting outbuildings, an ancient caravan, extensive parking and approximately 2.4 acres of tiered land, within the original quarry which we understand was last mined around 100 years ago.

Although the current vendor has lived in the property for over 40 years and pays council tax, the planning records show that an application previously made in 1978 to build a dwelling, was refused. Therefore, in reality there is no formal consent in place. However, the vendor's solicitors are in the process of applying for a 'Certificate of Lawfulness', from the local planning authority, which should formally recognise that the dwelling exists.

The bungalow has a concrete and block base, timber frame, timber clad, beneath a felt and corrugated roof. There is a LEAN-TO GREENHOUSE/ SUN ROOM which gives access to a SITTING ROOM, KITCHEN/DINING ROOM, INNER HALLWAY, TWO BEDROOMS and BATHROOM. There are electric radiators strategically placed throughout the dwelling. Beneath is a STORAGE VOID, also housing an electric pump from the dwelling to the septic tank. Across the driveway, there is a BARN/WORKSHOP and ADJOINING SHED/STORE and behind this a dilapidated CARAVAN. The driveway continues above the dwelling, through a gateway onto a grass track which leads to three further levels of GARDEN, mainly laid to grass, interspersed with mature specimen shrubs and trees, opening out into open countryside and a natural haven for wildlife. The three level areas, as one ascends the hill, would seem ideal locations to erect holiday lodges or for camping pods etc. (subject to any necessary planning permission being obtained).

SERVICES

Mains electricity and water. Private drainage. According to Ofcom Ultrafast broadband is available at the property and mobile signal may be likely by O2 and Vodafone. For more information please see the Ofcom website: checker.ofcom.org.uk

METHOD OF SALE

The property is being offered for sale by Informal Tender/Sealed bids. The target date is noon on Friday 22nd November 2024. Tender forms are available from the selling agents.

To arrange a viewing appointment prior to the tender date please contact the office on 01271 322 833 / barnstaple@stags.co.uk

DIRECTIONS

Entering Ilfracombe from Mullacott Cross, proceed down the A361 and follow the road until you get to a cross roads, at this take a left up 'Church Hill' and the next left onto 'Belmont Road'. Keep on this road heading towards Slade, until you get to Higher Slade Road. Stay on this road for around 1 mile, you will then see Saltmer Close on your left, the quarry will be found on the right, just past two new build houses, identified by our 'For Sale' board.

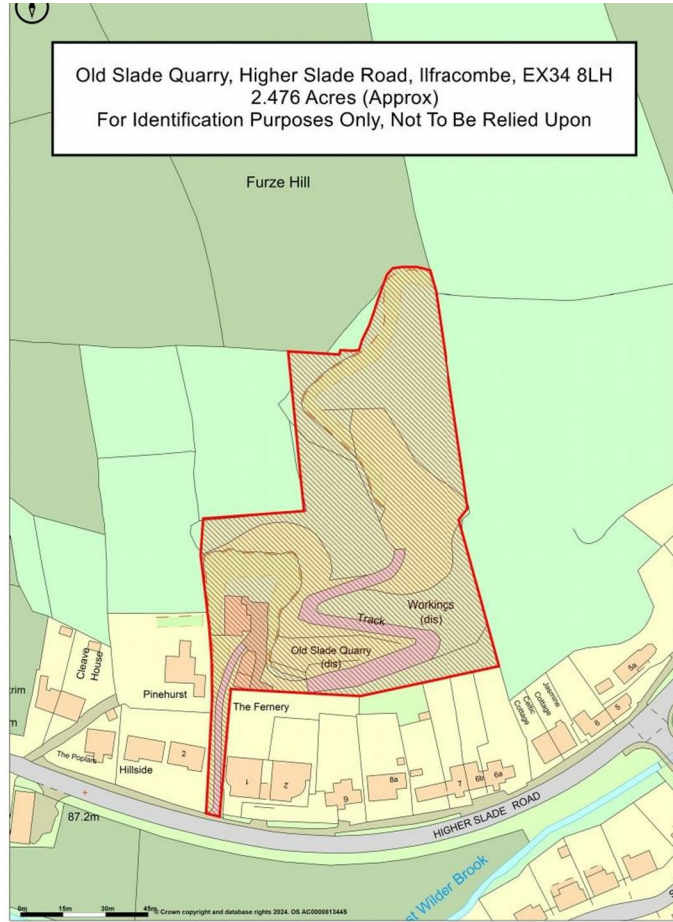
WHAT3WORDS:///skyrocket.rapport.diverting

SPECIAL NOTE

The access track to the property should only be negotiated using a 4x4 vehicle, otherwise please leave your vehicle on the roadside and walk up the track.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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 LANDMARK INFORMATION Plotted Scale - 1:1750. Paper Size - A4



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 30 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Approximate Area = 778 sq ft / 72.2 sq m
 Outbuildings = 1245 sq ft / 115.6 sq m
 Total = 2023 sq ft / 187.8 sq m
 For identification only - Not to scale

Ground Floor

- Sitting Room: 5.41 x 3.61m (17'9" x 11'10")
- Kitchen: 5.13 x 2.82m (16'10" x 9'3")
- Bedroom 1: 3.99 x 2.94m (12'9" x 8'8")
- Bedroom 2: 4.34 x 2.26m (14'3" x 7'5")
- Conservatory: 6.63 x 5.44m (21'9" x 17'10")

Outbuilding 1/2

- 10.03 x 5.66m (32'11" x 18'7")
- 8.20 x 3.40m (26'11" x 11'2")
- 5.26 x 2.59m (17'3" x 8'6")
- 3.51 x 1.65m (11'6" x 5'5")
- 4.34 x 2.26m (14'3" x 7'5")

Basement

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1177168