



Merlin Court











# Merlin Court

Torrs Park, Ilfracombe, Devon, EX34 8AY

Ilfracombe Town within walking distance, Woolacombe Beach 7.0 miles, Barnstaple 11.9 miles.

Impressive and imposing Gothic style period residence that has been sympathetically renovated and restored

- Gothic Style Detached Period Residence
- 6 Balconies/Terraces to Enjoy The Views
- Cellar & Gym. 1/3 of an Acre Garden
- Extensive Parking, Stunning Sea Views
- Income Potential, Small Business Rate Relief
- 742.2 sq m, 4 Reception Rooms
- 9 Double En-Suite Bedrooms
- 2 Double Bedrooms With Shared Bathroom
- Extensively Renovated, Further Development Potential
- Freehold

Guide Price £895,000

## Stags Barnstaple

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## SITUATION AND AMENITIES

Merlin Court enjoys an elevated position on one of the most sought after residential roads in the area. Nestled at the foot of the beautiful National Trust owned Torrs and nearby to the South West Coastal path and Tunnels beach, the property enjoys stunning views over Ilfracombe town and out to sea. Ilfracombe town centre and beach are 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 all within less than half an hour by car. Braunton village is about 9 miles to the south and Barnstaple, the Regional Centre, is 14 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.

## SERVICES

Mains water and electricity. Gas-fired central heating. According to Ofcom, Superfast broadband is available in the area, and mobile signal is likely from multiple providers. For more information please visit <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

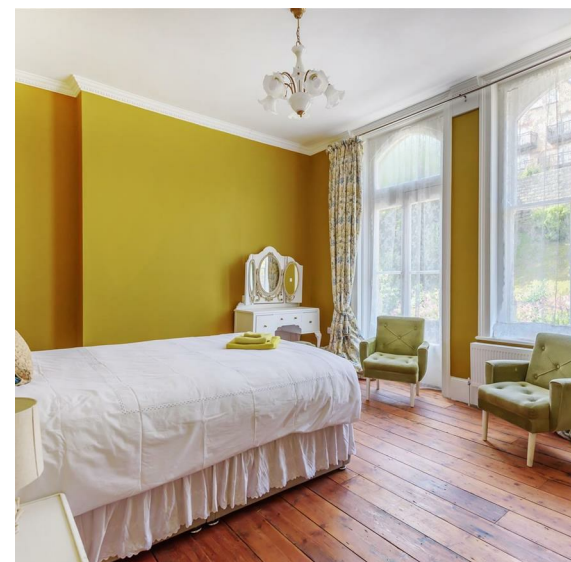
## DIRECTIONS

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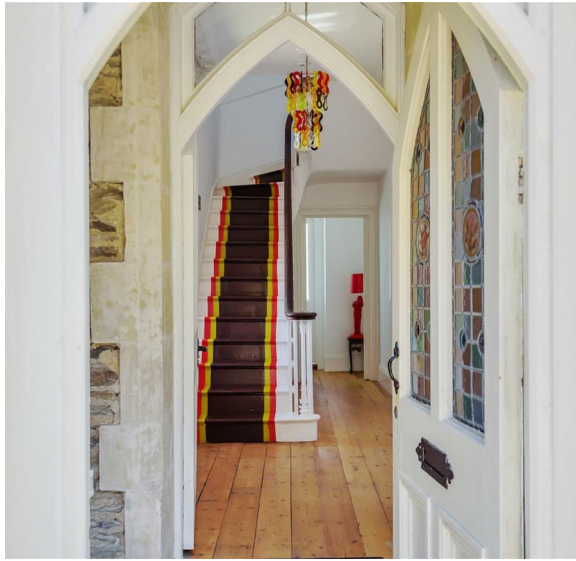
From arriving in Ilfracombe head north-east on A361 towards Kingsley Avenue, at the roundabout take the first exit onto Church Road, take a slight right onto Brookdale Avenue then turn left onto Riversdale Avenue, at the end of Riversdale Avenue go straight across Torrs Park onto Granville Road the entrance to the property is the second right.

## DESCRIPTION

Merlin Court is one of the most impressive and unique period character homes in Ilfracombe, situated in a prominent and commanding position overlooking the popular seaside town enjoying breath-taking views. Dating back to 1872 this impressive Gothic mansion house originally believed to have been two attached properties before being integrated into one home and is understood to have been once home to Bishop and retired sea captain. The it is said that the captain instructed his architect to build a 360 degree panoramic look out point on the top floor of the property to keep a watchful eye on his successors shipping actives. Unsurprising the property has been grade II listed for architectural importance. At present this residence currently used as a seaside retreat and wellness hotel but could offer versatility and elegant well-proportioned accommodation suitable for a variety of purposes both as a private home or upmarket guesthouse with income potential and further development potential (subject to the necessary planning and listing consents).



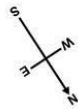




In more recent years the property has been a significant labour of love for the current owner, who have painstakingly renovated the property from top to bottom restoring nearly all of the period features back to their former glory with no expense spared. Some have the most notable improvements include new roof, heating system and terraces and balconies to name a few. The building has all the wonderful proportions that you would expect of a property of these era including high ceilings, large windows as well as original cornicing and ceiling roses. The property has extensive parking for multiple vehicles with large tiered gardens that wrap around the property. Steps lead through the garden down to a gate providing access into the town. There are two front doors providing access directly off the street as well as steps lead up from the parking area to a porch and reception hallway. Also off the porch is a WC/cloakroom. The reception hallway leads through to a dining room and bar which has a bay window with French doors leading out onto a terrace. Beyond the dining room and through double doors is the sitting room or reception room. Beyond this is a rear hall with stairs leading down to the basement. The basement consists of a WC, gym or games room, beyond which is a spa room and secondary stairs leading up to the bar and kitchen above. A door leads out from the games room to the garden. Beside the bar on the ground floor is a storeroom and utility room/laundry room. Beyond this is a larder that leads through to the commercial style kitchen. The kitchen has gas hob (mains gas) and electric ovens with a utility room off it. There is a Gothic entrance off the road with an impressive stained-glass window. Back stairs lead up to a fabulous, grand L shaped reception room on the first floor. This has a high ceiling with cornicing and glimpses of the sea. Beyond this reception room is the front landing and second front door leading off the road. There is a WC off the corridor. Also off the corridor are two further reception rooms, one of which has double arches leading through to a further room. These three rooms could be converted into a one bedroom, self-contained apartment if required, and subject to the necessary consents. Stairs lead up to the second floor landing and corridor off which are three en suite bedrooms, two with showers and one with a bathroom. One of the bedrooms has a door leading out to a small roof terrace. Stairs lead on up to the third floor corridor off which are six bedrooms and a family shower room. Four of the bedrooms have en suite shower rooms and the single bedroom has a door leading out to a roof terrace. There is a door at the far end of the corridor that also leads out to a roof terrace from where there are wonderful views looking out to sea. Back stairs lead down to the second floor where there are two further bedrooms: one with an en suite bathroom and the other with an en suite shower room. The latter has French doors leading out to a roof terrace. Stairs laid back down to the first floor. Also from the third floor corridor, stairs lead up to a tower from where there are there some of the best views from the property out to sea. The 1/3 of an acre garden is private and enclosed.

#### OUTBUILDING

Positioned to the North East of Merlin Court is a large outbuilding (8.74m X 3.53m) which offers plenty of opportunity for further development for a variety of uses, whether that be as extra self-contained accommodation or additional facilities for the hotel itself, subject to any necessary planning permissions.



Approximate Area = 7656 sq ft / 711.2 sq m  
Outbuilding = 334 sq ft / 31 sq m  
Total = 7990 sq ft / 742.2 sq m  
Balconies = 384 sq ft / 35.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichem 2022. Produced for Stags. REF: 851153.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 