



T H E   R O U N D   H O U S E   &   C O T T A G E



# The Round House & Cottage

Kingsley Avenue, Ilfracombe, Devon EX34 8EJ

- Adjacent to the Cairn Nature Reserve
- Within walking distance of Ilfracombe beach, town centre, coastal and country walks.

One of Ilfracombe/North Devon's most striking and interesting properties – The Round House is an 'Italianate' style circular detached property together with quirky detached secondary cottage, 'show case' gardens, potential building plot and fine sea views

## **The Round House:**

Entrance vestibule, entrance hall, drawing room, dining room, breakfast room, kitchen, laundry room, shower/cloakroom, 5 bedrooms (1 with sitting room off), bathroom, separate wc, rotunda room, circular galleried balcony/roof terrace with 360 degree panoramic views.

## **The Cottage:**

Entrance lobby, utility area, sitting room, sun lounge, kitchen/dining room, 3 bedrooms, 2 bathrooms (1 en-suite), balcony, private garden, independent access/parking.

Double garage, additional parking, summer house, loggia, gardeners WC, gardens arranged as a series of external rooms, potential building plot subject to planning permission. In all just over 1 Acre.







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## Situation & Amenities

The Round House enjoys an elevated position off an unmade residential road on the semi-rural fringe of Ilfracombe and literally adjoins the Cairn Nature Reserve, an historic woodland and grassland area covering about 15 acres, offering a series of walks ranging in length and difficulty. There is also access nearby to the South West Coastal path. 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 to hours.

## Description

We understand that the Round House was constructed in 1910 by a local builder who was challenged to construct a circular property. Sadly he died before the build was completed but his son took over and their legacy is a most unique and unusual home. The house, which remarkably is not listed, presents elevations principally of stone and Marland brick with double glazed windows and fibre glass roof replaced in 2018. The property boasts many notable architectural features including twin turrets which flank the main entrance, a rotunda viewing gallery with access to a fabulous galleried roof terrace/balcony/sun deck, perfect for sun worshippers or to marvel at the truly breath-taking 360 degree panoramic views which take in the Bristol Channel looking towards the Welsh coast line in the distance, Ilfracombe town, Bicklescombe Park, the Tors and Cairn Nature Reserve next door. There are some ornate plaster ceilings, original Arts and Crafts fireplaces, gothic style arched doors throughout etc. The accommodation is characterful, elegant, spacious, versatile, well presented and all principal rooms enjoy the fine views. The property has previously been arranged as two apartments and could easily revert suiting dual occupation use.

The Cottage is detached, on a separate title, and also has separate residential consent. The original property was a gazebo and presents elevations of cream Marland brick with ornate detail beneath an interlocking fish scale, clay tiled roof. A new extension was added in 2004 which is brick with timber clad elevations beneath a fibre glass roof incorporating two separate double glazed

roof lanterns. The quirky accommodation is arranged over two storeys and the cottage has separate vehicular access/parking and its own private designated garden.

Externally the property is approached by a sweeping drive and surrounded by colourful landscaped gardens which have been a frequent winner of 'Ilfracombe in Bloom'.

In the lower garden there is land that may offer potential for development for a separate detached dwelling (planning enquiries are underway). Across the lane is a double detached garage, ornamental pond and further area of garden and light woodland.

The current owners have operated The Round House as a successful holiday business for the last 20 years or so and are retiring. They live in the cottage and let The Round House, The Round House is therefore subject to business rates and The Cottage residential council tax. It is considered that the property could continue to operated on this basis alternatively, it may suit dual occupation by parts of the same family or one could live in the Round House and rent out The Cottage or vice versa, as at present. The majority of the contents are available by separate negotiation if required. Details of revenue are available upon request from the selling agents, there is an existing rental pipeline in place until November 2021 subject to Covid travel restrictions.

## The Round House

Front door to **Turreted Entrance Vestibule** with ornate gilded patterned plastered ceiling, pair of glazed Oak framed doors to, **Entrance Hall** with herringbone parquet flooring, wood panelled walls, ornate plaster ceiling. **Drawing Room** with bowed picture window to enjoy the fine sea view, window seat below, original Arts and Crafts Mahogany fireplace with ornate fret work, matching over mantle with bevelled edged mirror inset, copper trims, iris motif tiles inset, tiled hearth, ornate plaster ceiling, herringbone parquet flooring. **Dining Room** large bow window, open fireplace with ornate Adam style surround and marble panels inset, marble hearth, ornate plaster ceiling rose. **Inner Hall** walk in storage cupboard, coat hooks and shelving. **Breakfast Room** cupboard housing Baxi wall mounted gas fired combi boiler for central heating and domestic hot water, tiled flooring running through to **Kitchen** in a painted cream theme incorporating single drainer stainless steel sink unit, adjoining worksurfaces, cupboards and appliance space under, matching wall mounted cupboards, Beko dishwasher, Hotpoint electric oven, gas hob, extractor hood, Hotpoint fridge. **Laundry Room** with single drainer stainless steel sink unit, adjoining worksurfaces, cupboards and appliance space under, plumbing for washing machine, vent for tumble dryer, space for upright fridge/freezer, tiled flooring. **Shower/Cloakroom** with shower cubicle, low level WC, pedestal wash basin, ¾ tiled walls, strip light/shaver point, tiled flooring. Returning to the entrance hall a staircase with wood panel walls rises to:





The Cottage

**Half Landing** steps to **Main Landing**. **Bedroom 1** attractive bow window allowing sea views, ornamental fireplace with pewter effect surround, two pairs of double wardrobes flanking either side. **Bedroom 2** range of fitted wardrobes to one wall, sea views. **Bedroom 3** enjoying fine views over Bicclescombe Park, wash hand basin with vanity surround/cupboards beneath. **Sitting Room** off, with original Arts and Crafts fireplace with Oak surround and bevelled edged oval mirror inset, fitted log effect gas fire with tiled surround and hearth. **Secondary Landing** door to garden. **Bedroom 4** wash hand basin with cupboard beneath. **Bedroom 5** range of fitted wardrobes to one wall, sea views. **Bathroom** presented in a blue and black Art Deco theme incorporating tiled panel bath, triton electric shower, glass shower screen, pedestal wash basin with mirrored splash back, low level WC, mirror fronted medicine cabinet, built in linen cupboard. **Seperate Wc**. Returning to the main landing a glazed door and staircase rises to

The **Second Floor** where the real jewel in the crown is the spectacular **Rotunda Room And Roof Terrace** both allowing 360 degree vistas. There is a circular wall of double glazed windows, four painted wooden pillar supports and door opening on to the aforementioned roof terrace.



The Cottage

## The Cottage

Accessed at garden level directly into an **Entrance Lobby** with tiled flooring which runs through into a **Utility Lobby** with plumbing for washing machine, vent for tumble dryer. A timber step ladder leads to **Bedroom 3/Study** with wood panel walls and separate access door to garden. Below is a quirky **Bathroom** featuring exposed bedrock in part of the wall, there is an acrylic bath tub with mixer tap/telephone style shower attachment, ball and claw feet, pedestal wash basin, low level WC, heated towel rail/radiator, mirror fronted revolving medicine cabinet, further mirror fronted medicine cabinet, tiled flooring. From the entrance lobby steps lead up to a half glazed door and to **Sitting Area/Sun Lounge** with large picture window overlooking the gardens, roof lantern, corner unit for television, tiled flooring running through under an open archway to **Kitchen/Dining Room** fitted in a gloss white contemporary theme with grey quartz worksurfaces, there are ample base and wall units, carousels and integrated appliances include fridge, Neff double oven, Neff induction hob, Neff extractor hood. There is a concealed Baxi wall mounted boiler for central heating and domestic hot water, an attractive bay window over looking the rear garden, ample space for breakfast/dining table and glazed door to garden. **Bedroom 1** a double aspect room with fitted wardrobes and chest of 6 drawers, matching bedside cabinet, sea view. **En-Suite Shower Room** with shower cubicle, hand held and drench units, low level WC, wash hand basin, vanity surround, tiled flooring, heated towel rail/radiator, extractor fan. From the kitchen a glass enclosed staircase and glass door lead via staircase to

**First Floor** with double aspect **Sitting Room** featuring large double aspect picture windows to enjoy the best of the views, **Enclosed Balcony** off. **Bedroom 2** another double aspect room.



The Cottage



The Cottage

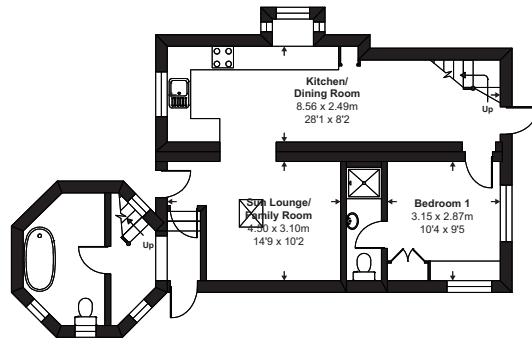


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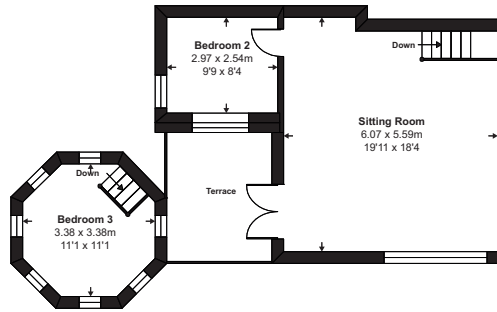


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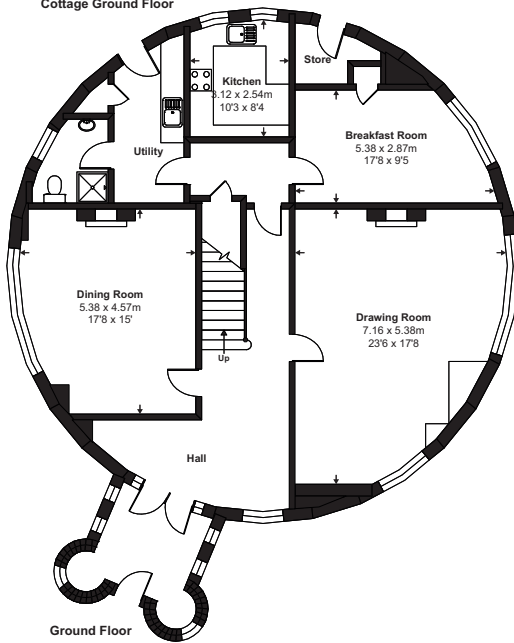
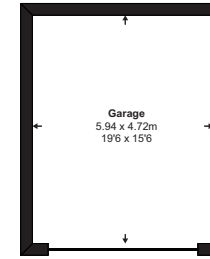
Approximate Area = 3108 sq ft / 288.7 sq m (excludes store)  
 Cottage = 1208 sq ft / 112.2 sq m    Garage = 302 sq ft / 28 sq m    Total = 4618 sq ft / 429 sq m



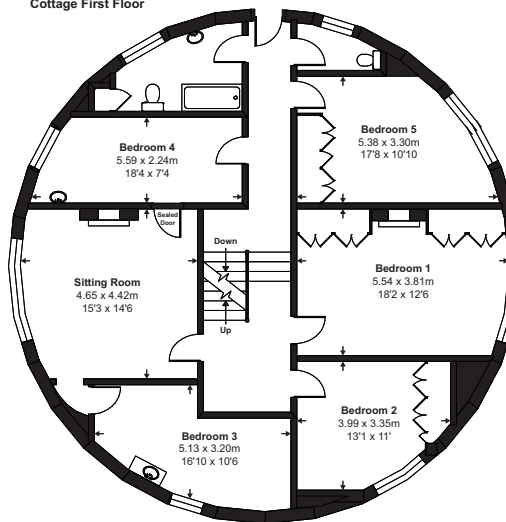
Cottage Ground Floor



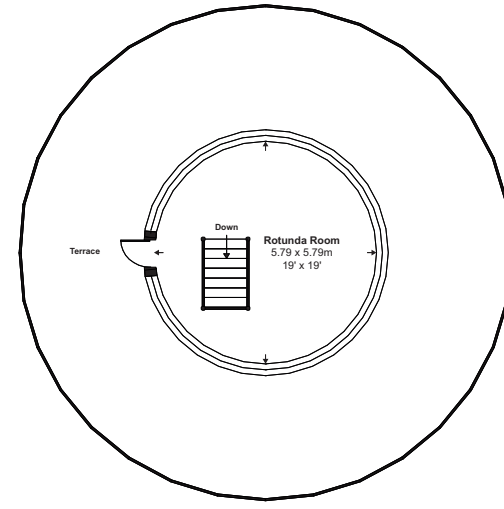
Cottage First Floor



Ground Floor



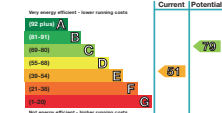
First Floor



Second Floor

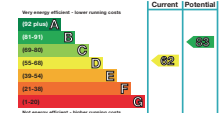
## The Round House

### Energy Efficiency Rating

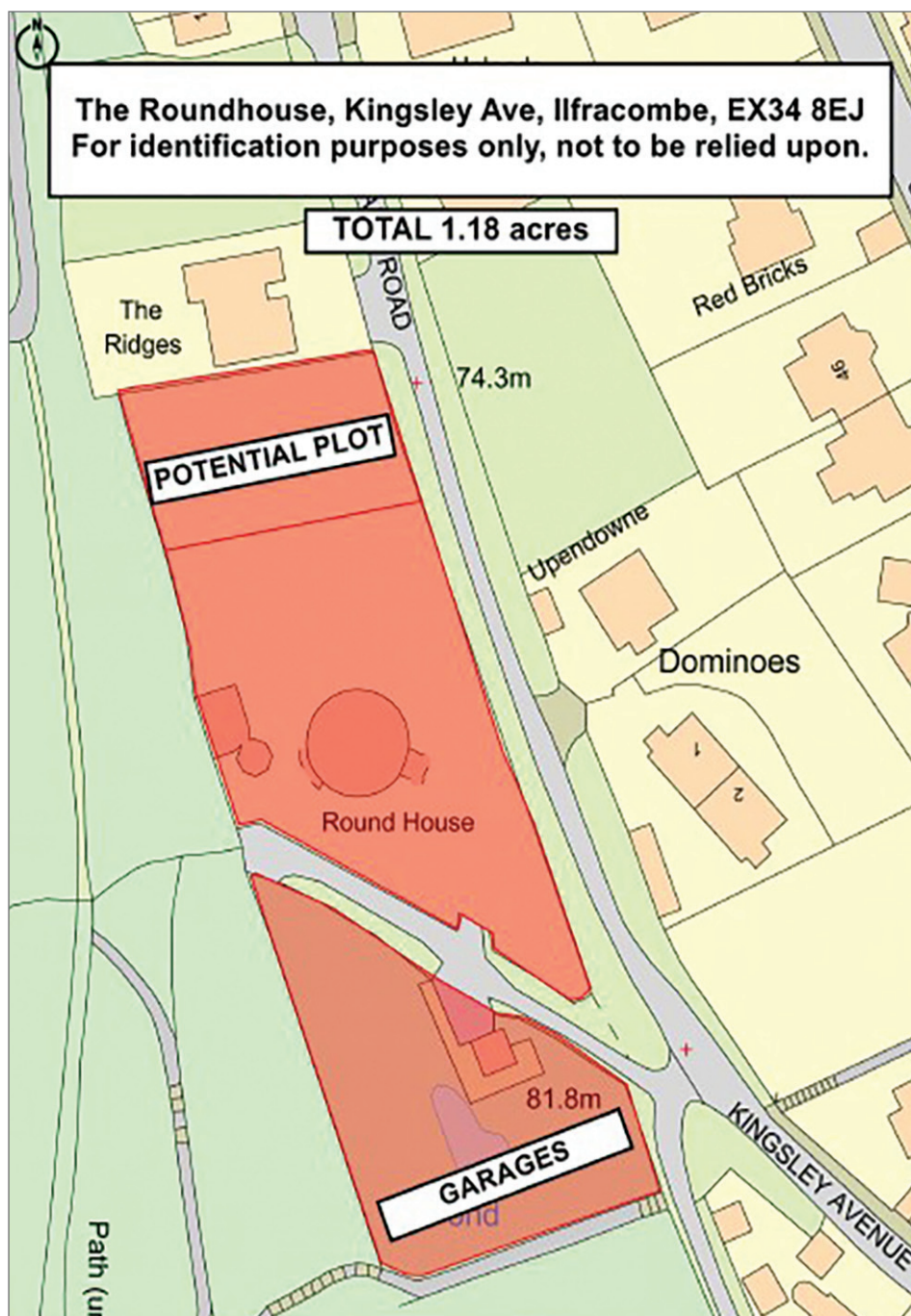


## The Cottage

### Energy Efficiency Rating







## Outside

Notable features include an ornate **Loggia** which sits beneath the property, a timber summer house placed to enjoy one of the best views, **Gardener's WC, Tool Store, Aluminium Framed Green House, Double Detached Garage, Ample Additional Parking.**

The gardens compliment the property and represent a labour of love, landscaped and planted by a former botanical gardens curator to provide year round colour and interest attracting a wide variety of wildlife and including a significant number of mature plants, trees and shrubs too numerous to detail. A circuit of pathways meander through the grounds which follow the hillside. Water features include a large wildlife pond where toads, newts and dragonflies thrive and a smaller ornamental pond stocked with carp and gold fish. Seats and terraces are strategically placed to enjoy the different vistas not only of the garden, but of the views beyond and of course to capture the sun as it moves around the gardens.

## The Potential Building Plot

Lies to the North of the property, separately accessed off Foreland View (which adjoins Kingsley Avenue). Informal discussions are currently underway with the local planning authority in this

particular regard and draft plans have been prepared for a 3 storey structure which would incorporate a triple garage at basement level, at ground floor level 4 bedrooms and 2 bathrooms with balconies and at first floor level (linking directly with the garden) an open plan living/dining area, kitchen, study, cloakroom, entrance hall and further balconies. Plans are available from the selling agents if required.

## Services

Independent gas fired central heating systems for the house and cottage, mains water, electricity and drainage (the electricity and water supplies for the cottage come directly from The Round House).

## Directions

From the Mullacott Cross roundabout take the Ilfracombe turning which is St Brannocks Road, continue for 1.4 miles from the roundabout and then bear left into an unmade road which leads into Kingsley Avenue, please take great care to drive slowly as the surface is very uneven. Continue for about half a mile and the property is clearly visible on the left hand side, set above the road and adjacent to the Cairn Nature Reserve.

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



