



Britannia Row

Ilfracombe, EX34 9BW

Price Guide £245,000



5 Britannia Row

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- Two/three bedroom terraced cottage
- Short walk to local amenities & transport routes
- Chain-free sale
- Perfect for first time buyers or investors
- A stones throw away from Ilfracombe Harbour
- Close proximity to schools
- South facing garden
- Grade II listed

Property description

Situated in a tucked-away and highly sought-after location, just a stone's throw from Ilfracombe's vibrant harbour, this charming Grade II listed terraced cottage offers a wonderful blend of character, space and convenience. Rich in period appeal, the property enjoys an enviable position within easy walking distance of an array of independent cafés, restaurants, shops and the picturesque seafront, making it perfectly suited to first-time buyers, investors or those seeking a coastal retreat.

The accommodation is arranged over multiple levels and offers flexible living throughout. There are two spacious double bedrooms, along with an additional occasional room, currently utilised by the owners as a bedroom, providing excellent versatility for guests, a home office or hobby room.

At the heart of the home is a beautifully presented open-plan living and dining room, creating a warm and inviting space ideal for both relaxing and entertaining. The fitted kitchen offers ample storage and workspace, while the generous four-piece bathroom suite includes both a bath and separate shower. A convenient downstairs WC and an additional storage room further enhance the practicality of the property.

Externally, the property boasts a low-maintenance, south-facing front garden, providing a private and sunny outdoor space that's perfect for al fresco dining, entertaining friends, or simply unwinding in the sunshine.

Combining the charm and character expected of a Grade II listed home with flexible accommodation and an exceptional harbour-side location, this delightful cottage represents an excellent opportunity for first-time buyers, holiday home purchasers or buy-to-let investors looking to acquire a home in one of North Devon's most desirable coastal locations.

Location

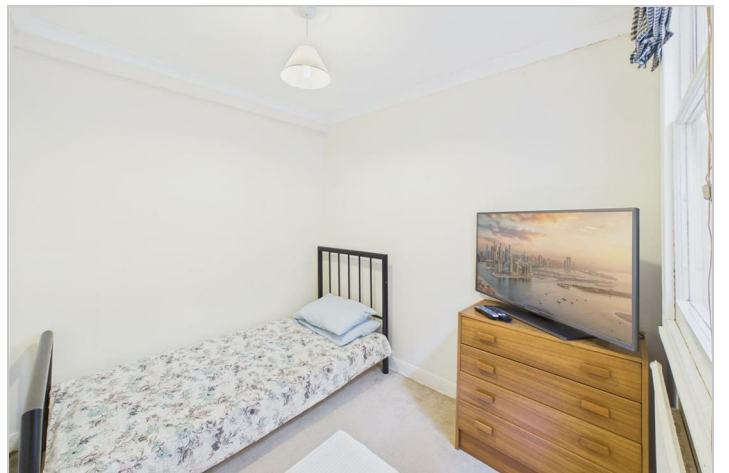
Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.

Directions

From our office, head along Oxford Grove before turning left onto Fore Street. Continue a short distance and take the next left onto Sommers' Crescent. Follow the road before turning right onto St James Place, then continue ahead and turn left onto Broad Street. Shortly afterwards, take the next left onto Britannia Row, where the destination can be found.

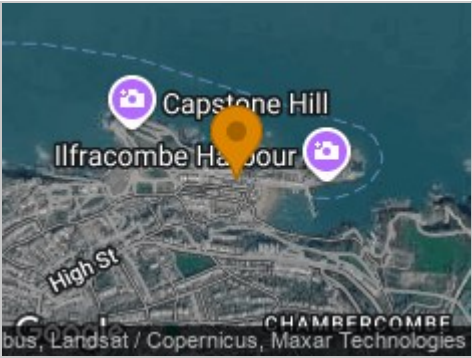
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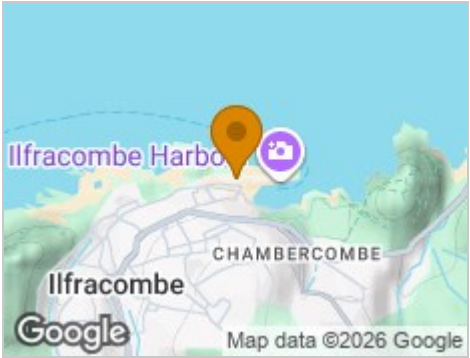
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

