



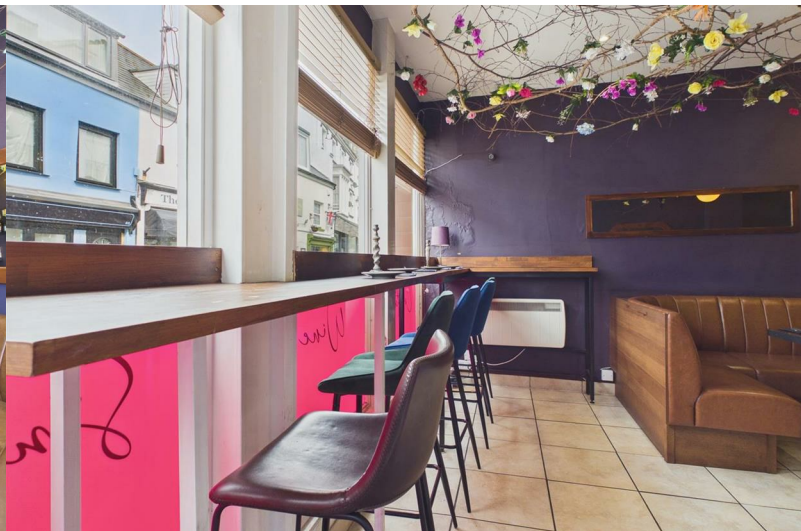
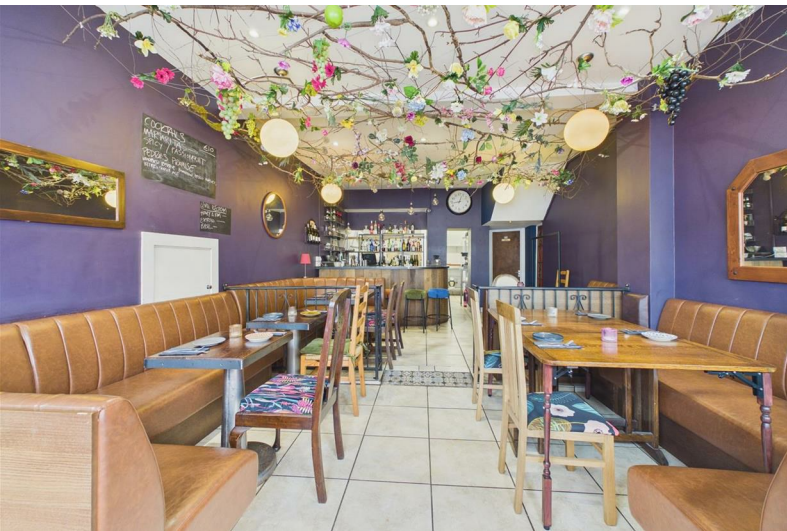
# turners



## 79 High Street

, Ilfracombe, EX34 9NQ

Price Guide £310,000



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## Property Description

A rare opportunity to acquire a beautifully presented, family-run restaurant, offered for sale due to the owners' retirement. The restaurant seats up to 26 guests and features a well-equipped commercial kitchen, welcoming bar area, customer WC, and a prime location, making it ideal for a variety of dining concepts.

Above the restaurant is a spacious three-storey property offering flexible family accommodation with five/six bedrooms, a home office, a modern bathroom, generous kitchen diner, and comfortable living room. The property also offers excellent potential to create a self-contained one-bedroom annex, with space for a bedroom, kitchen, shower room, and private facilities.

Outside, the property benefits from a low-maintenance courtyard and a spacious sun terrace. Combining an established business with substantial living accommodation and future potential, this is an exceptional lifestyle and investment opportunity.

## 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.

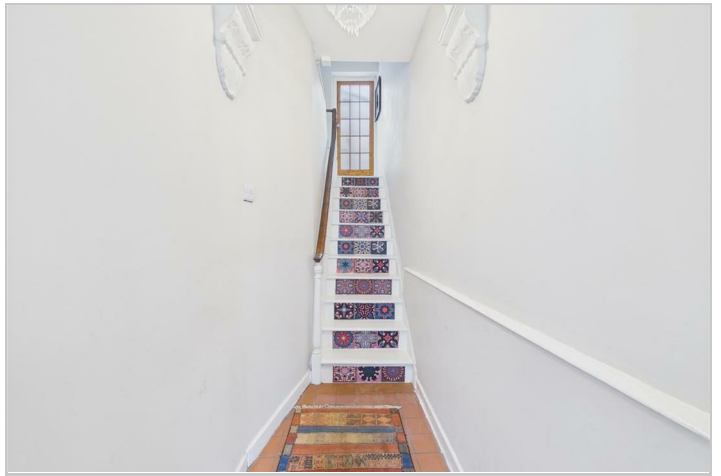
## Agent Notes

- potential for a one bedroom self contained annex but would require renovation
- restaurant currently sits 26 covers
- owners currently rent a garage near by which can be easily transferred onto the new owner for parking

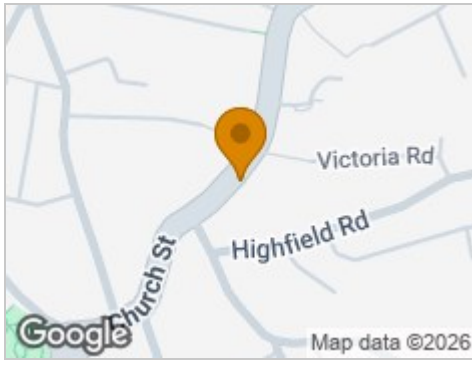
## Directions

From our office, head towards Meridian Place down the high street for 0.2 miles where you will find the property situated on the left hand side just before the zebra crossing. We would advise parking at High street Car Park where the property is a short walk away.

What3words: botanists.civil.freezing



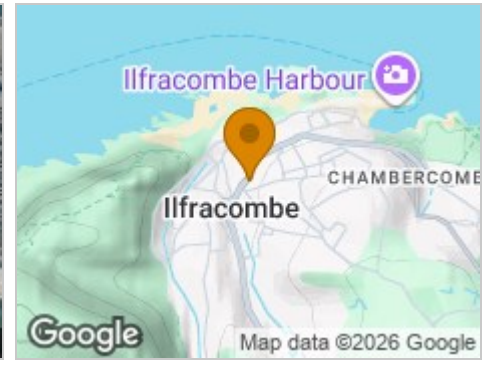
## Road Map



## Hybrid Map



## Terrain Map



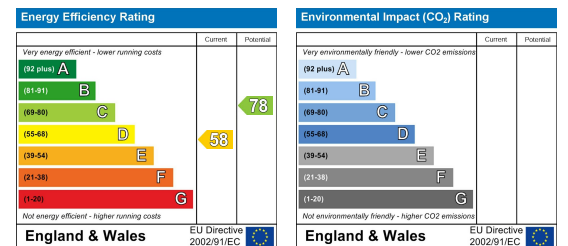
## Floor Plan



## 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.

## Energy Efficiency Graph



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