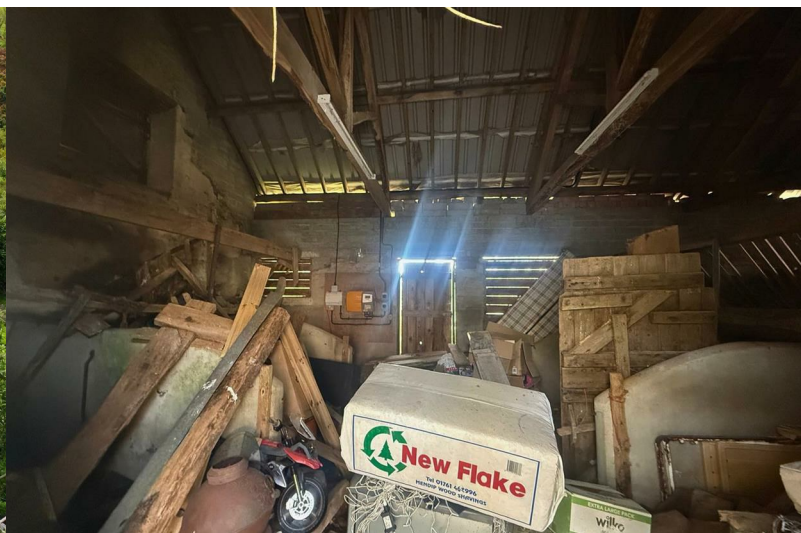




Ettiford Farm

Ilfracombe, EX34 9RG

Asking Price £100,000



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, Ilfracombe, EX34 9RG

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- Semi-detached three bedroom barn conversion development
- Private parking
- Large rear garden
- Currently only to be bought for holiday let use
- Panoramic countryside views
- Short drive to local beaches
- Short drive into Ilfracombe
- Benefits from solar panels

The Barn

This semi-detached barn boasts allocated parking and a private rear garden with lovely countryside views. Significant renovations have already been completed, including new oak frames on half the property and laminated beams on the other half. The roof has been raised, with new rafters and Velux window cut-outs for natural light, while 20 solar panels on the roof enhance energy efficiency. Additionally, the main supporting wall has been reinforced to accommodate a staircase, providing a solid foundation for further development. This barn presents a fantastic opportunity for those looking to create a distinctive home in a picturesque rural setting.

The barn itself will be over two floor with the ground floor consisting of an open plan lounge kitchen dining room, two well-proportioned double bedrooms and a three-piece family bathroom. The upper floor will provide another double bedroom with the benefit of a three-piece en-suite.

The Location

Nestled on the outskirts of Ilfracombe, this hidden countryside setting offers a peaceful and private retreat. Surrounded by natural beauty, it provides a tranquil atmosphere while remaining conveniently close to essential amenities and local schools. With a short drive to stunning local beaches, it strikes a perfect balance between rural serenity and coastal accessibility. Ideal for those seeking a serene lifestyle without sacrificing convenience.

Outside Space

This property features a private rear garden that offers beautiful countryside views, creating a tranquil outdoor space for relaxation. The reasonably sized lawn provides plenty of room for gardening or outdoor

activities. Additionally, the property includes allocated parking, ensuring convenience and accessibility.

Directions

From our office, follow north up the High Street on at A361 towards Portland street and Hillsborough Road. Once you reach the traffic lights, turn right onto New Barnstaple Road and follow for 0.8 miles. Once you reach the roundabout, take the first exit on New Barnstaple Road B32230 and follow for 1.5 miles. You will see sign posted on your left hand side 'South West Shooting School' and 'Key Pitts Off Road Adventure' where you will turn left down that road. Take the second right hand turning where it is sign posted Ettiford Farm Cottages and follow this road until you reach the cottages, an agent will meet you there to show you around.

What3words: pylon.renderers.refrained

Agent Notes

This property can currently only be purchased for holiday let use but there are current proceedings in order to rearrange this to residential.

Water from the cottages is from a borehole and is filtered via UV which would be able to be connected to the barn once it is converted. There is a 3000 litre holding tank that sits to the rear of games room/store building.

The other cottages have power provided by separate solar panels with the main farmhouse being on mains electric. This barn specifically has 20 solar panels on the roof.

The current cottages have drainage to a septic tank which we have the understanding that this barn will also be able to be added.



Road Map



Hybrid Map



Terrain Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

