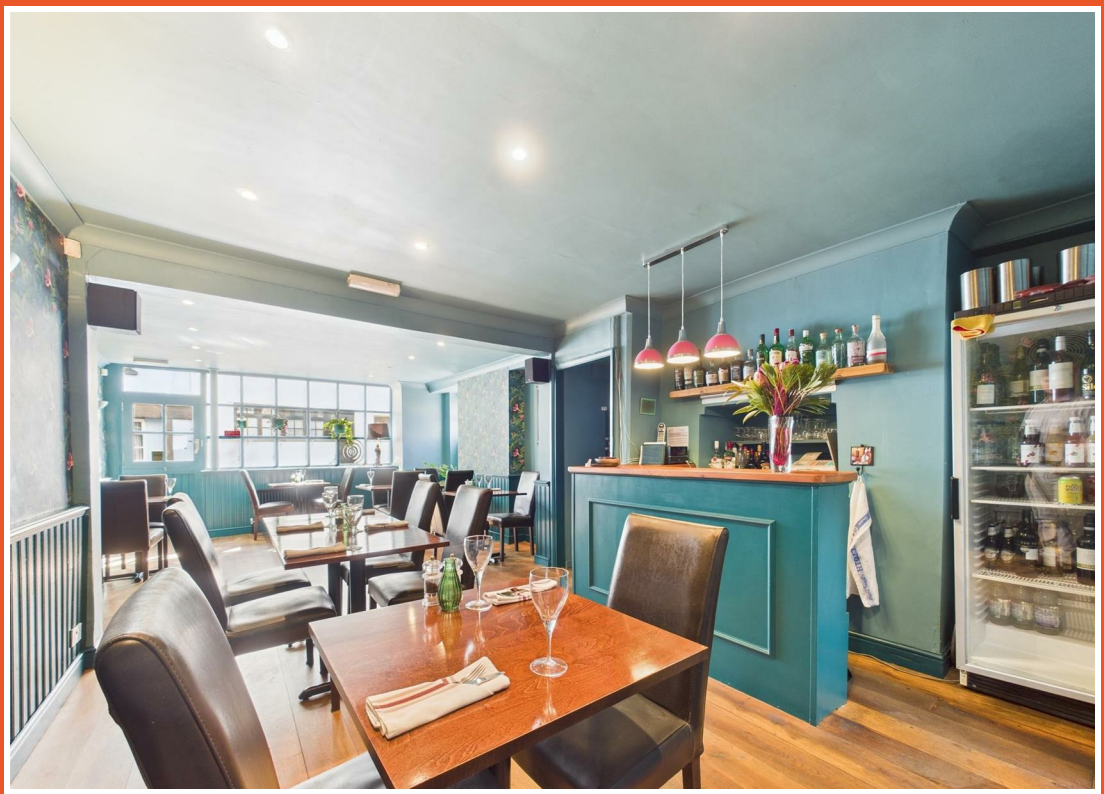
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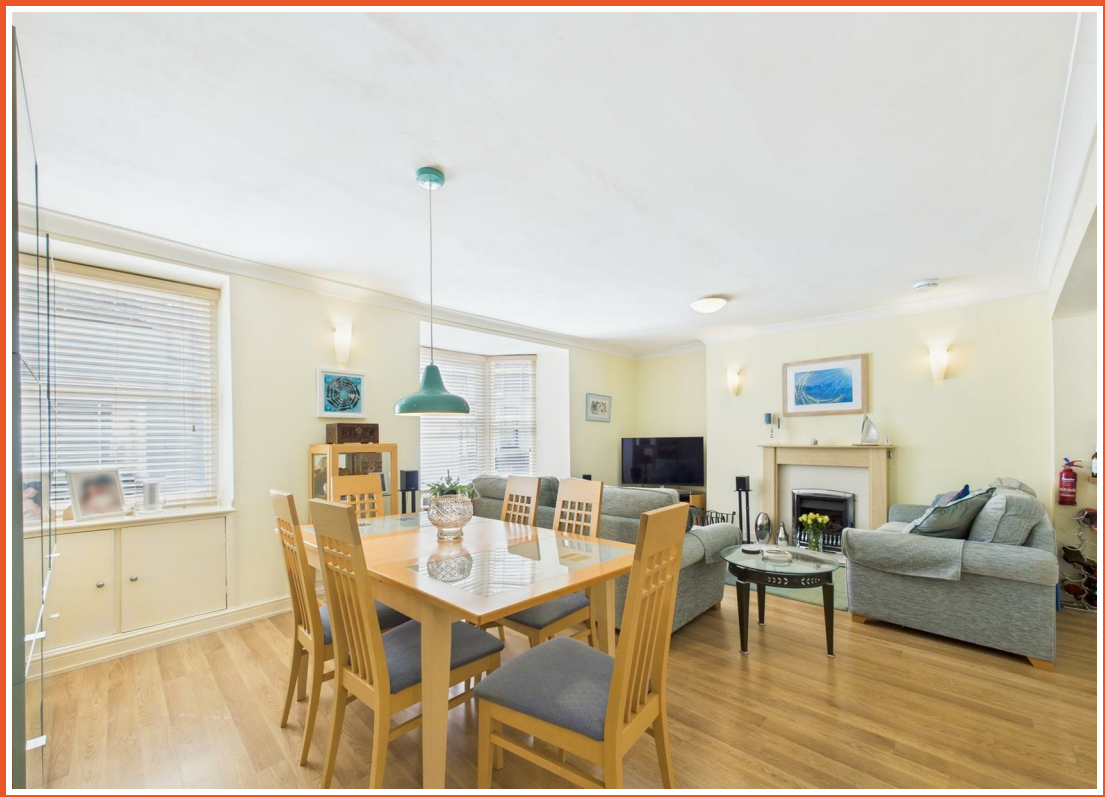


Fore Street, Ilfracombe, EX34 9ED

Offers Over £350,000

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71 Fore Street

Ilfracombe, EX34 9ED

Offers Over £350,000

This is a rare and exciting opportunity to acquire a large end-of-terrace property, generously spread across four floors, combining a spacious family residence a successful with commercial venture. A fairly straight-forward change of use can likely be applied for where required.

On the ground floor, you'll find a well-established restaurant currently seating 16 guests, with scope to increase capacity. The space includes a fully equipped commercial kitchen, all fixtures and equipment included, as well as a customer toilet—ready for continued business operation from day one. This is a retirement sale and have successfully ran the restaurant for 22 years.

The upper floors present a beautifully laid-out four-bedroom family home, with all bedrooms being spacious doubles. The property boasts a bright open-plan lounge/kitchen/diner, a large four-piece family bathroom, an additional three-piece shower room, a generous utility room, dedicated office space, and a sunny aspect terrace—perfect for outdoor relaxation. This versatile property offers an ideal blend of business potential and comfortable living, making it an excellent choice for entrepreneurs, investors, or those seeking a live/work lifestyle in a vibrant 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.







Seventy One- Restaurant
Situated on the ground floor of the property, this wonderfully presented and successfully run restaurant currently caters for 16 guests, with the potential to increase capacity if desired. Decorated to a modern standard throughout, the restaurant benefits from dual-aspect windows that flood the space with natural light, solid oak flooring, two wall-mounted gas radiator, a bar area and space for a fridge. The layout flows seamlessly into the well-planned commercial kitchen.

The kitchen offers ample room for commercial appliances, with plenty of space for additional storage units, two stainless steel sinks, UPVC double-glazed windows for enhanced airflow and natural light, and vinyl flooring for durability and easy maintenance.

Conveniently located nearby, a customer WC includes a toilet, sink basin, wall-mounted gas radiator, obscure single glazed window for privacy, tiled flooring, and an extra storage cupboard. In addition, the property benefits from a cellar, providing excellent additional storage space—ideal for stock and supplies. This ready-to-go restaurant offers a turnkey opportunity for continued success in a stylish, well-equipped setting.



Open Plan Living Area 8.11m x 1.71m (26'7" x 5'7")
Located on the first floor, this wonderfully presented open-plan living space combines style and comfort in a bright, welcoming layout. The lounge/dining area offers ample space for free-standing furniture and is beautifully illuminated by both a double glazed sash window and a double glazed sash bay window, which adds character and additional space. A gas feature fireplace, two wall-mounted gas radiators, and wood laminate flooring throughout enhance the warm and inviting atmosphere.

The room flows effortlessly into a modern fitted kitchen, featuring matching wall and floor units, a stainless steel sink, integrated four-ring gas hob with electric extractor fan, electric fan oven, integrated microwave, integrated dishwasher, and integrated fridge freezer. A solid wood double-glazed window provides additional natural light, and the wood laminate flooring continues for a seamless finish.

Bedroom One 12'10" x 11'5" (3.91m x 3.48m)
Bedroom One is a large double bedroom offering ample space for free-standing furniture, further enhanced by a built-in wardrobe for convenient storage. A generous UPVC double-glazed bay window provides abundant natural light, adds a touch of elegance, and frames delightful views of Capstone Hill. Additional features include a sink basin, wall-mounted gas radiator, and carpeting throughout, creating a warm and comfortable retreat.

Bedroom Two 13'5" x 10'4"(4.09m x 3.15m)
Currently used as an office/study, Bedroom Two is another spacious double bedroom offering flexibility for various uses. It provides ample space for free-standing bedroom furniture and features a charming sash bay window that brings in plenty of natural light. Finished with a wall-mounted gas radiator and wood laminate flooring throughout, this room is both functional and stylish—ideal as a guest room, home office, or additional bedroom.

Bedroom Three 13'6" x 10'4" (4.11m x 3.15m)
Situated on the top floor, this spacious double bedroom offers ample space for free-standing furniture and enjoys a light-filled setting thanks to two feature sash windows. The room is finished with a wall-mounted gas radiator and wood laminate flooring throughout, making it a comfortable and versatile space—ideal as a primary bedroom, guest suite, or creative retreat.

Bedroom Four
Also located on the top floor, this well-proportioned double bedroom offers plenty of space for free-standing furniture. A feature sash window allows for natural light and adds character to the room, which is complete with a wall-mounted gas radiator and wood laminate flooring throughout. A versatile and comfortable space, perfect for family, guests, or a home workspace.







Office 12'10" x 6'4" (3.91m x 1.93m)
This fantastic additional space, situated on the top floor, is currently used as a home office and offers excellent flexibility to suit a variety of needs. With plenty of room for free-standing furniture, it features two large sash windows that not only flood the room with natural light but also offer picturesque views of Capstone Hill. Complete with a wall-mounted gas radiator and wood laminate flooring throughout, this room is ideal as an office, creative studio, or additional guest room.

Bathroom 11'1" x 5'8" (3.38m x 1.73m)
This fantastic family bathroom has been finished to a high modern standard, offering both style and functionality. The four-piece suite includes a shower, bath, toilet, and a sink basin with a built-in storage cupboard below for added convenience. Additional features include a UPVC double-glazed obscure window for natural light and privacy, a wall-mounted gas radiator, heated towel rail, electric extractor fan, and tile flooring throughout, creating a sleek and easy-to-maintain space ideal for family living.

Bathroom 6'4" x 5'3" (1.93m x 1.60m)
The top floor also features a contemporary three-piece wet room, thoughtfully designed for both style and practicality. The suite includes a toilet, sink basin, and open shower area, complemented by a wall-mounted heated towel rail for added comfort. A wood double-glazed Velux window brings in natural light while maintaining privacy, and tiled flooring throughout ensures durability and easy maintenance—perfectly suited for modern living.

Utility Room 10'3" x 8'1" (3.12m x 2.46m)
This large utility room is designed for convenience, featuring matching wall and floor units for ample storage, a stainless steel sink, and space and plumbing for a washing machine along with space for a tumble dryer. A UPVC double-glazed window provides natural light, while a wall-mounted gas radiator ensures comfort. The room is finished with vinyl flooring throughout, offering durability and easy maintenance—perfect for a busy household.

Outside Space
Although this property is end-of-terrace, it boasts a unique and beautifully presented outdoor space. The highlight is a composite sun terrace, offering a low-maintenance and stylish area ideal for enjoying the outdoors. With ample space for free-standing outdoor furniture, it's perfect for al fresco dining, relaxing in the sun, or entertaining guests. The terrace also benefits from picturesque views of Capstone Hill, making it a truly special spot to unwind.

Agent Notes
We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

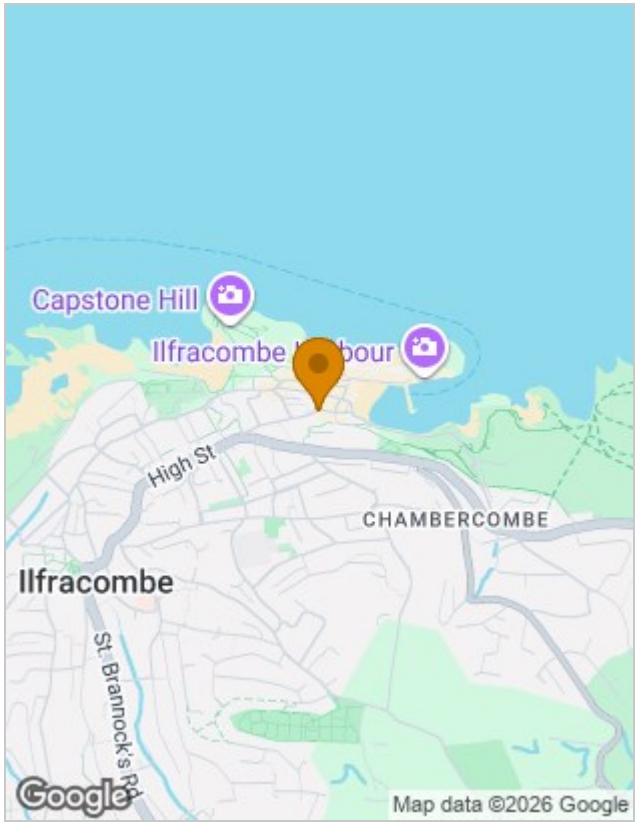
To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

Directions
From our office, proceed north-east on the high street towards oxford and turn left onto Fore street, follow this road for 0.2 miles where the property will on your left hand side with the restaurant named Seventy One. We recommend to park at Ropery Car Park where the property is only a short walk away.

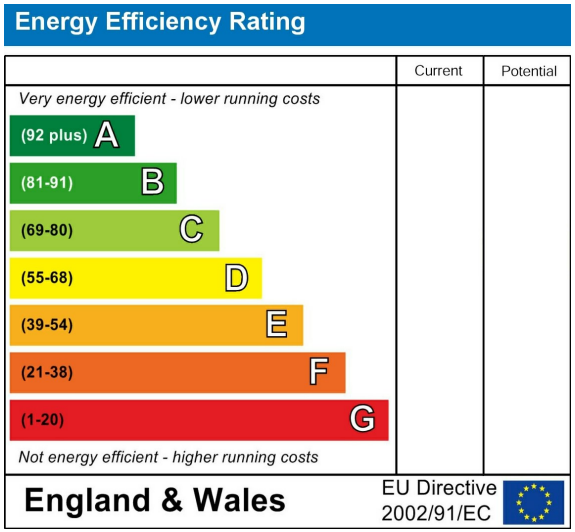
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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