



The Grange











# The Grange

Kingsley Avenue, Ilfracombe, Devon, EX34 8ET

On an elevated site, in a quiet & favoured residential position, on the semi rural outskirts of the town, close to Bicclescombe Park

Suitable for a variety of uses - A substantial detached Victorian residence with no onward chain, together with detached secondary/owner's accommodation, indoor heated swimming pool and well tended grounds of 2.81 acres within walking distance of Ilfracombe beach and town centre

- Main House; Hall, 2 Reception Rooms
- Kitchen/Breakfast Room, Boot Room
- Indoor swimming pool & hot tub
- Games Room, Garage/Workshop
- Currently Business Rated
- Conservatory, Orangery, Utility Room
- 9 Bedrooms, 6 Bathrooms & Wet Room
- Detached 2 bedroom annexe
- Car Park. 2.81 Acre gardens/pasture
- Retirement sale. Freehold. No Onward Chain

Asking Price £1,250,000

## Stags Barnstaple

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SITUATION & AMENITIES

The Grange lies on the outskirts of the lovely seaside town of Ilfracombe, and is set at the end of a private drive within its own secluded grounds adjoining open fields and countryside. Bicclescombe Park with its tennis courts, play area, working watermill and tea room sits at the end of the drive, whilst nearby are the wonderful sandy beaches of Woolacombe, Saunton (also a Championship Golf Course), and Croyde.

DESCRIPTION

This substantial detached Victorian character property presents painted rendered elevations with double glazing, beneath a slate roof. We understand the original core dates from the 1890s with later additions. The generous, well presented, and versatile accommodation is arranged over three storeys and includes: on the ground floor: ENTRANCE VESTIBULE, ENTRANCE HALL, SITTING ROOM, CONSERVATORY, DINING ROOM, ORANGERY, KITCHEN/BREAKFAST ROOM, EN-SUITE BEDROOM, DRYING/UTILITY ROOM, CLOAKROOM, BOILER ROOM, WET ROOM, INDOOR HEATED SWIMMING POOL & HOT TUB. First floor landing: 3 EN-SUITE BEDROOMS, 2 FURTHER BEDROOMS, SPACIOUS BATH/SHOWER ROOM. Second floor landing, 3 FURTHER BEDROOMS (1 EN-SUITE). In all a total of 9 BEDROOMS, 6 BATHROOMS plus WET ROOM. There is an ATTACHED GARAGE currently arranged as a LEISURE ROOM. There is an additional DETACHED GARAGE.

The ANNEXE is a detached two storey building, built in-keeping in the 1980s and incorporates: on the ground floor – GAMES ROOM and GARAGE/WORKSHOP. Above is a self-contained APARTMENT consisting ENTRANCE HALL, SHOWER ROOM, CLOAKROOM, LIVING ROOM, KITCHEN, 2 BEDROOMS. There is electric heating, double glazing, a designated private GARDEN, and scope to convert the loft and/or the ground floor in order to create a larger detached house or 2 apartments, subject to any necessary planning permission. Externally there is a CAR PARK and well-tended secluded grounds, including water features, WOODLANDS, PADDOCKS and sea views.

SPECIAL NOTE

The property is offered For Sale as a going concern, with the majority of the contents also available, as well as the website.

PLANNING HISTORY

We are advised that the property is freehold, and although currently operated as a self-catering holiday home or 'party house', is business rated (paying nil) but in planning terms it remains residential. We understand that until COVID interrupted business activity, the property was turning over a substantial income and profit, further details of which are available from the Selling Agents upon request.

We understand that the ANNEXE may have consent as a separate residential property, as opposed to ancillary accommodation. Residential Council Tax is paid on this. It is currently used by relatives but could produce additional income, or potentially be used as owner's accommodation, particularly if it is redeveloped subject to any necessary planning permission. The property is being sold because the vendors wish to retire.

In terms of ongoing use, the property could be one of the finest residential homes in Ilfracombe, or possibly (subject to any necessary planning consent) a boutique hotel, possible health resort/spa, retreat, wedding venue, residential training centre, headquarters with accommodation and leisure facilities, consortium purchase for residential and commercial use, dual occupation or multi-generational occupation, care home, base for sporting pursuits, continue as a holiday let, possibly themed such as cookery/artists etc – the list goes on.

DIRECTIONS

W3W/////letter.smooth.scale

Leaving Ilfracombe on the A361, as you climb the hill, bear left signposted 'Bicclescombe Park'. Enter Bicclescombe Park Road and eventually bear left into Kingsley Avenue, and then just prior to Score View, the access to The Grange is clearly marked.







## ACCOMMODATION

The main house boasts over 6458 sq. ft of versatile living space. The grand ENTRANCE VESTIBULE leads to a spacious HALL, with feature brick archway and wide staircase to the upper floors. The ground floor includes 2 fine RECEPTION ROOMS and a CONSERVATORY that opens onto the REAR TERRACE and GARDENS. Adjacent to the DINING ROOM is an ORANGERY with a terracotta tiled floor which overlooks the GARDEN. The expansive KITCHEN/BREAKFAST ROOM is both practical and stylish, offering ample space for casual dining and relaxation. It includes an extensive range of fitted base and wall units with granite work surfaces, a large 'U' shaped breakfast bar and fitted corner dining table with bench seating. Appliances include a range style cooker, 2 dishwashers, a wine cooler and an American style fridge/freezer. A door from the KITCHEN leads to the ATTACHED GARAGE – currently used as a GAMES ROOM with a table tennis table, tiled floor and an electric vehicle charging point. Adjacent to the GARAGE is a PLANT ROOM housing 2 gas-fired boilers, ensuring continuous operation. The swimming pool's gas boiler, filter and pump are also located here. A side LOBBY from the kitchen connects the SWIMMING POOL COMPLEX and a 26ft long UTILITY ROOM with separate WC. The ground floor also features a large BEDROOM SUITE which caters for disabled guests, or future-proofing. This has a modern EN-SUITE SHOWER ROOM.

The first floor features a spacious landing leading to 5 PRINCIPAL BEDROOMS, a main FAMILY BATHROOM and staircase to the second floor. There is also a LINEN STORE CUPBOARD. BEDROOMS 1, 2 and 3 are spacious and designed to maximise occupancy for holiday rentals, each with a modern EN-SUITE SHOWER ROOM. BEDROOM 3 includes an additional BUNK ROOM, making it suitable as a family suite. BEDROOMS 4 and 5 are equally large with BEDROOM 5 having a recessed area, perfect for an en-suite shower room. The FAMILY BATHROOM on this floor features a bath, separate walk-in shower cubicle, and large AIRING CUPBOARD. The top floor offers charming and characterful accommodation, currently used to maximise guest occupancy. This floor includes several rooms that could form a suite for older children or teenagers, with a larger Dormer window, various Velux windows with electric blinds, and an additional BATHROOM.

## SWIMMING POOL COMPLEX

The adjacent swimming pool complex features a 58ft long x 38ft wide pool room, which accommodates a 40ft x 20ft pool. The pool heated to around 31 degrees Celsius has a depth range from 3ft to 6ft 10. The room includes an electrically operated pool cover, dehumidifiers and a 6-person HOT TUB. At the rear is a CHANGING/SHOWER ROOM with 2 showers, a hand basin and wc, and off of this is a large shelved STORE ROOM. Sliding doors open to a private GARDEN TERRACE with brick-built BBQ – ideal for Al fresco dining.

## ANNEXE

The DETACHED ANNEXE BUILDING is across from the main house, which offers additional facilities and accommodation. The ground floor comprising a 24ft x 19ft GAMES ROOM with a full-size snooker table and dart board, and a 24ft long GARAGE/WORKSHOP or storage. The first floor features a self-contained flat with SHOWER ROOM, separate WC, central 19ft LIVING ROOM with open views. The modern KITCHEN includes integrated appliances, and 2 BEDROOMS complete the living space. The annexe's designated GARDEN includes a TERRACE, SUMMER HOUSE, rockery, flower beds, lawn and pond fed by a small spring. The property benefits from independent electric heating and UPVC double glazing, with a heat recovery ventilation system throughout. The loft space is boarded with skylights, light and power, offering potential for storage or conversion subject to planning permission.

## GARDENS & GROUNDS

These are beautifully landscaped, and accessed via a private driveway. They include sweeping lawns, ponds and wooded areas, and a PADDOCK which currently houses alpacas. The driveway winds through the front garden, passing a large pond and leading to a PARKING and TURNING AREA for several vehicles. The main GARDEN AREA is accessible from the house and the swimming pool complex, and features a paved SUN TERRACE ideal for outdoor entertaining. A large lawn stretches out from the house, surrounded by mature trees and shrubs, with pathways leading through the grounds. The middle GARDEN AREA includes a small PADDOCK and a level lawn with a GAZEBO. Beyond the gazebo, the grounds rise to a wooded area backing onto open fields. The lower driveway leads to a stone-built STORE/MOWER SHED, providing additional storage space.

## SERVICES

The property benefits from gas-fired central heating, UPVC double glazing, emergency lighting and a NEST smoke alarm system, connected to a smart phone for alerts. A heat recovery ventilation system runs throughout the house and solar PV panels on the roof supplement the electricity supply, providing a feed-in tariff to the National Grid. The house includes a 3-phase electricity cable, which can be connected to give more flexibility and to support additional solar panels for the swimming pool heating system. The main house and annexe have separate electricity supplies. Drainage is to a private system. Otherwise there is mains electricity, gas and water. According to Ofcom, Ultrafast broadband is available in the area and mobile signal is likely from multiple networks. For further information please visit <https://checker.ofcom.org.uk/>



Approximate Gross Internal Area = 607.6 sq m / 6540 sq ft  
Garage = 33.2 sq m / 357 sq ft  
Outbuildings = 149.7 sq m / 1611 sq ft  
Total = 790.5 sq m / 8508 sq ft

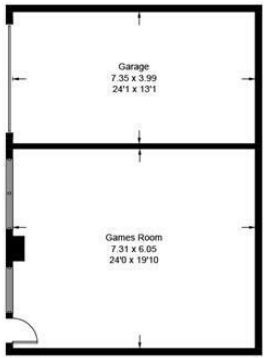
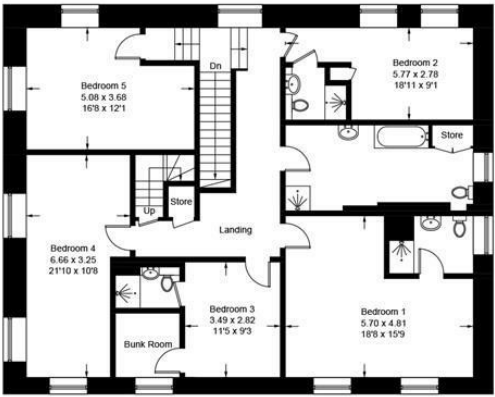
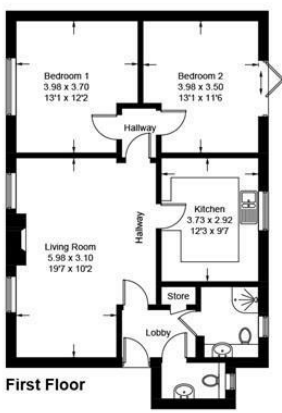
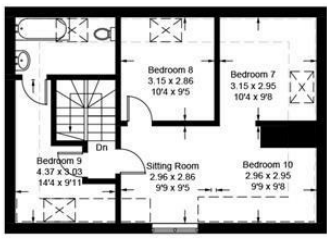
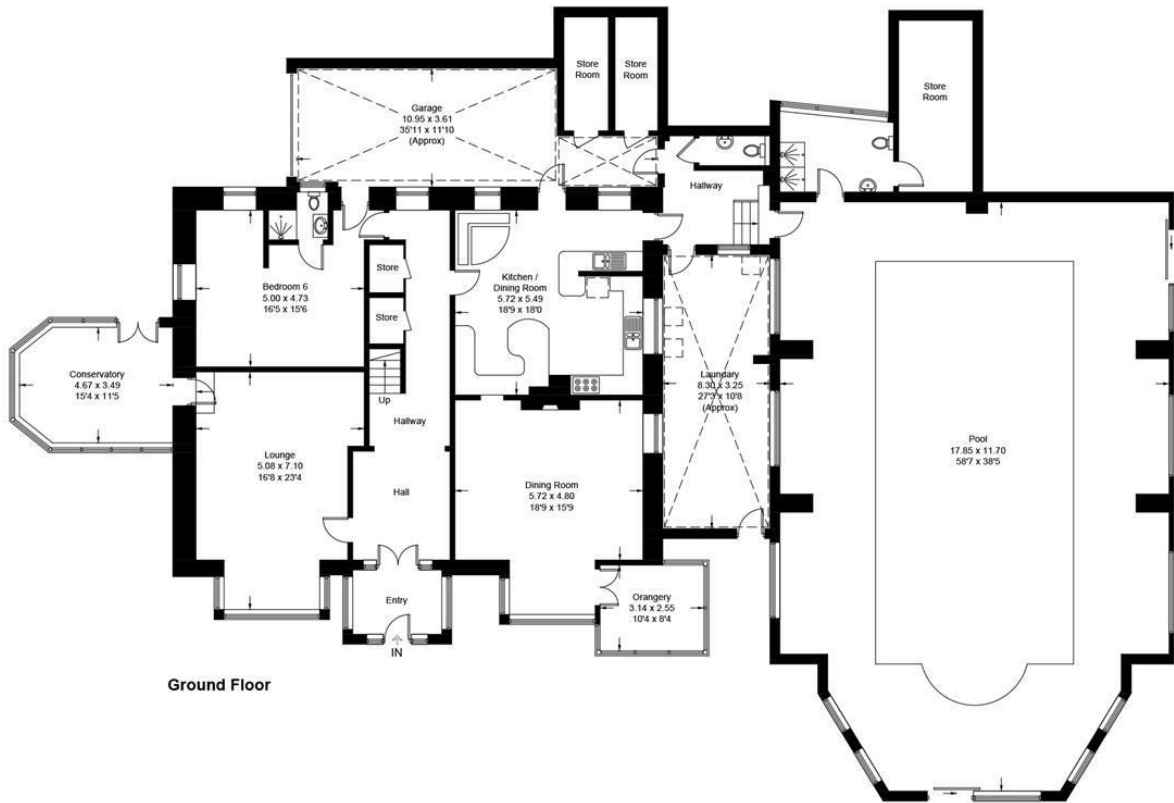


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1163399)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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