



turners



Ettiford Farm Cottages

Ilfracombe, EX34 9RG

Asking Price **£125,000**



Derelict detached barn in a private countryside setting near Ilfracombe, offering stunning rural views and excellent potential to create a bespoke holiday retreat.



The Location

This rural farm location on the outskirts of Ilfracombe offers the perfect location for a quiet retreat, providing privacy and picturesque views. It's just a short drive from the stunning Woolacombe beach and the scenic Ilfracombe coastline, making it perfect for outdoor enthusiasts. Local amenities and schools are conveniently nearby, ensuring a balance of tranquility and accessibility. This location is perfect for anyone with the desire to be nestled in the countryside but being a stones throw away from all that North Devon has to offer.

The Barn

This exceptional detached barn conversion plot is situated in an elevated position, offering breath-taking views of the surrounding countryside. with plans in place for a private drive, the property ensures peace and privacy, making it an ideal retreat. The generous private garden will provide ample space for outdoor activities and is currently a blank canvas, perfect for creating a tranquil haven. With the potential for a stunning conversion, this plot offers a unique opportunity to design a bespoke home that harmonizes with its picturesque setting. Embrace the chance to create your dream residence in this idyllic rural location!

The plans for this barn is for the property to have two levels, the ground floor will provide a open plan lounge diner, Kitchen, two bedrooms, study and three-piece bathroom suite. Access to the upper floor is via a spiral staircase which leads into the primary bedroom benefitting from three-piece en-suite.

Outside Space

This property features a private driveway with access gates, ensuring security and seclusion. It offers ample private parking and boasts a large, wrap-around garden positioned on an elevated site. Surrounded by lush woodland, the location provides stunning countryside views, creating a tranquil and picturesque setting perfect for relaxation and outdoor enjoyment.

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.

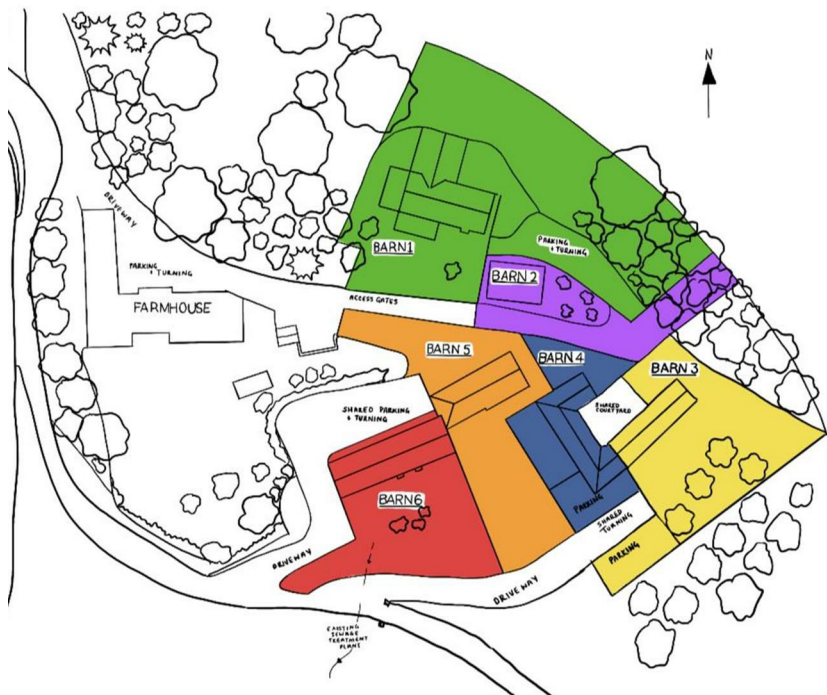
The other cottages have power provided by separate solar panels with the main farmhouse being on mains electric

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

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: follow.breached.dreading



Area Map



Energy Efficiency Graph

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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