



4 Larkstone Crescent, Ilfracombe, EX34 9PJ

Asking Price £325,000



# 4 Larkstone Crescent

Ilfracombe, EX34 9PJ

Immaculately presented and full of character, this spacious semi-detached family home is located on the highly sought-after Larkstone Crescent, just a short stroll from Ilfracombe's vibrant harbour and high street. The property features impressive high ceilings throughout and offers five generously sized bedrooms, a bright and inviting living room, a stylishly fitted kitchen, separate dining room, three modern bathrooms, and an additional cosy snug – perfect for relaxation or use as a home office. To the rear, a low-maintenance garden provides ample space for outdoor furniture and al fresco dining. Currently operating as a successful holiday home, this versatile property would also make an ideal permanent residence for a growing family.

Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbor 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.



### Hallway 13'10" x 6'7" (4.22m x 2.01m):

A welcoming and spacious hallway that sets the tone for the rest of the home, offering ample space for free-standing furniture and enhanced by practical under stair storage. Finished with wood laminate flooring throughout, this area also features a wall-mounted gas radiator, creating a warm and inviting entrance to the property.

### Living Room 13'11" x 12'8" (4.24m x 3.86m):

This well-proportioned living room offers generous space for free-standing furniture and is enhanced by built-in storage cupboards and shelving. A charming feature gas fireplace adds warmth and character, while a large UPVC double glazed bay window floods the room with natural light. The space also includes a wall-mounted gas radiator and is carpeted throughout, providing both comfort and functionality.

### Kitchen 10'5" x 6'11" (3.18m x 2.11m):

This stylish and well-equipped kitchen features matching wall and floor units, an integrated four-ring gas hob with an electric extractor fan above, and an integrated electric fan oven. The 1.5 stainless steel sink drainer sits beneath a UPVC double glazed window that fills the room with natural light. Additional benefits include space for a fridge freezer, space and plumbing for a washing machine, and provisions for either a dishwasher or tumble dryer. A wall-mounted gas radiator ensures comfort, and the space is finished with wood laminate flooring throughout, creating a modern and functional cooking environment.





**Dining Room 12'10" x 11'6" (3.91m x 3.51m):**

The property boasts a generously sized dining room, ideal for hosting family meals and special occasions. This inviting space offers ample room for free-standing dining furniture and includes charming built-in storage cupboards for added practicality. A feature fireplace adds character, while a UPVC double glazed window allows for natural light to brighten the room. The space is completed with a wall-mounted gas radiator for comfort and is carpeted throughout, creating a warm and welcoming atmosphere.

**Bedroom One 14'4" x 12'5" (4.37m x 3.78m):**

Situated on the top floor, this spacious double bedroom offers ample room for free-standing bedroom furniture and showcases a charming feature fireplace. A standout feature is the UPVC double glazed window, which frames breathtaking panoramic sea views, filling the room with natural light. The space is kept cosy and comfortable with a wall-mounted gas radiator and is carpeted throughout, providing a warm and tranquil retreat.

**Bedroom Two 13'10" x 12'9" (4.22m x 3.89m):**

Situated on the second floor, this generously sized double bedroom offers space for free-standing bedroom furniture and features a charming fireplace as a focal point. The large UPVC double glazed bay window not only enhances the room's character but also provides stunning sea views. A wall-mounted gas radiator ensures comfort, and the room is carpeted throughout, creating a cosy and inviting atmosphere.

**Bedroom Three 13'3" x 12'9" (4.04m x 3.89m):**

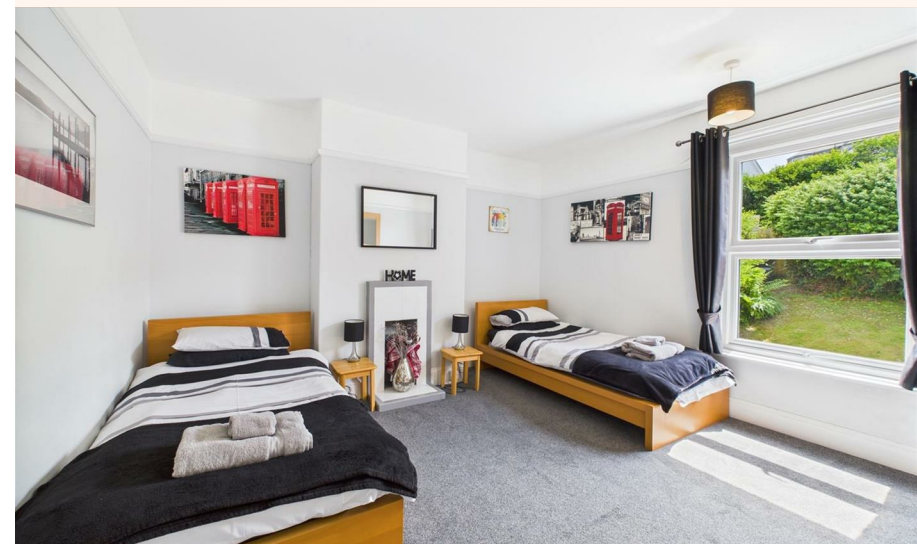
Currently arranged as a twin room, this spacious double bedroom offers ample space for free-standing bedroom furniture. It features a charming period fireplace and a practical sink basin with a storage cupboard below. A UPVC double glazed window provides pleasant views over the rear garden, while a wall-mounted gas radiator ensures year-round comfort. The room is fully carpeted, creating a warm and welcoming feel.

**Bedroom Four 13'1" x 12'8" (3.99m x 3.86m):**

Currently configured as a twin room, Bedroom Four is a generously sized double bedroom located on the top floor. It offers ample space for free-standing bedroom furniture and features a charming original fireplace. A UPVC double glazed window provides serene views over the rear garden, while a wall-mounted gas radiator offers warmth. The room is carpeted throughout, adding to its cosy and comfortable atmosphere.

**Bedroom Five 10'5" x 7'4" (3.18m x 2.24m):**

Situated on the top floor, Bedroom Five is a versatile space currently utilised as a games room. It offers sufficient space for free-standing bedroom furniture and benefits from a UPVC double glazed window that showcases stunning sea views. A wall-mounted gas radiator ensures comfort, and the room is fully carpeted, making it a warm and adaptable area suitable for various uses.



**Snug 9'1" x 6'8" (2.77m x 2.03m):**

Located on the ground floor, this additional room is currently used as a cosy snug. It provides ample space for free-standing furniture and features dual aspect UPVC double glazed windows that allow for plenty of natural light. A UPVC double glazed door offers direct access to the rear garden, while a wall-mounted gas radiator ensures warmth. The room is finished with wood laminate flooring, adding to its welcoming and versatile appeal.

**Bathroom 10'4" x 7'3" (3.15m x 2.21m):**

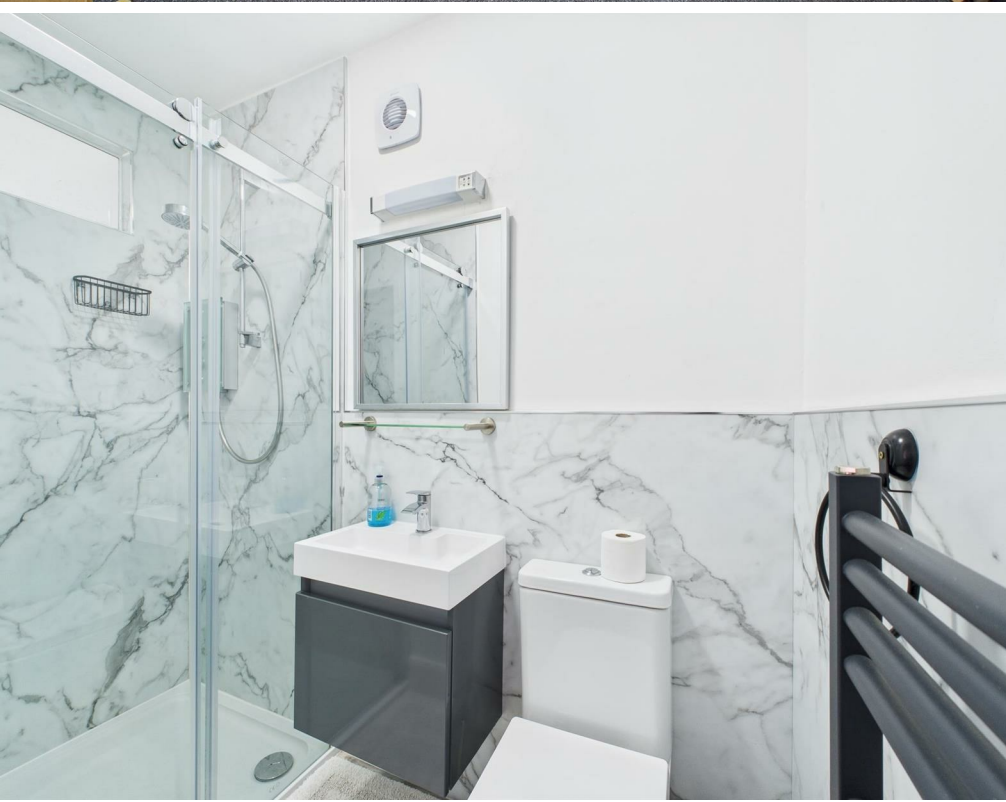
Situated on the first floor, this beautifully presented bathroom features a modern four-piece suite comprising a full-sized bath, separate shower enclosure, toilet, and sink basin. A UPVC obscure glazed window provides natural light while maintaining privacy. The space also includes a wall-mounted gas radiator, air vent for ventilation, and is finished with sleek tile flooring throughout, creating a contemporary and functional family bathroom.

**Bathroom Two 6'11" x 6'3" (2.11m x 1.91m):**

Also located on the first floor is this well-appointed three-piece suite featuring a bath, sink basin, and toilet. It benefits from a UPVC obscure double glazed window for privacy and natural light, a wall-mounted gas radiator, air vent for ventilation, and stylish tile flooring throughout.

**Bathroom Three 7'4" x 3'3" (2.24m x 0.99m):**

Situated on the top floor is this modern fitted three-piece shower room comprising a toilet, sink basin with storage cupboard below, and a walk-in shower. It also features a wall-mounted heated towel rail, electric extractor fan, and wood laminate flooring throughout.

**Outside:**

The outside space of this property offers a low-maintenance concreted patio area, ideal for free-standing outdoor furniture and perfect for al fresco dining. An elevated grass lawn, bordered by a variety of bushes and plants, adds a touch of greenery. There is also gated access around the side of the property, providing secure and private space for bin storage or additional outdoor storage, accessible via a UPVC double glazed door.

**Agents 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.

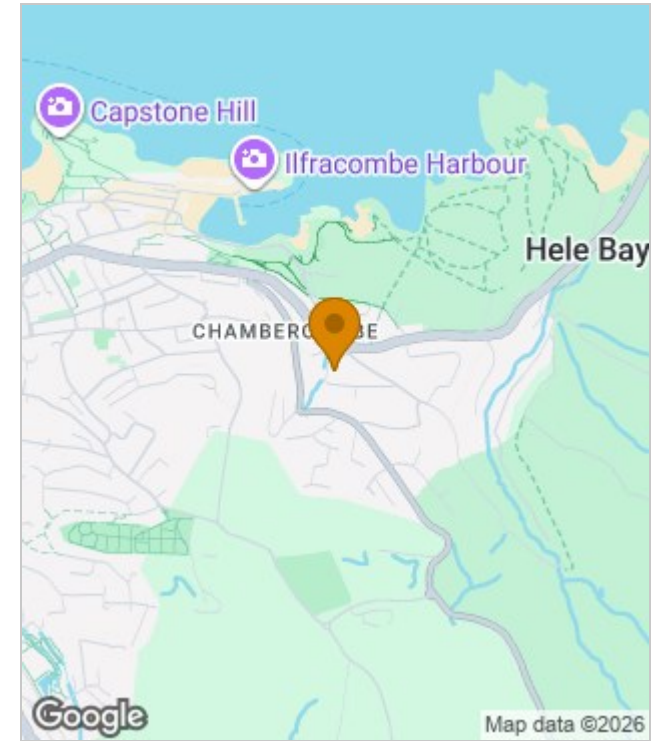
**Directions:**

From our office head north-east on High Street/A361 toward oxford grove and continue on the High Street/A361 until you get to a set of traffic lights. Once you reach the lights, carry on straight on Hillsborough Road for 0.4 miles and turn right onto Chambercombe Road and then turn right again onto Larkstone Crescent where the property will be on your left hand side.

## Floor Plans



## Location Map



## Energy Performance Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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