



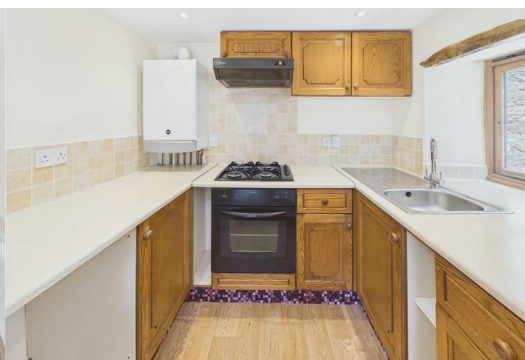
Barns Passage

Ilfracombe, EX34 9FB

Price Guide £120,000



Charming one-bedroom mews house in the heart of Ilfracombe, offering light and versatile accommodation, vaulted ceilings, feature stone walls, sunny low-maintenance garden and no onward chain.



Property Description

Situated in the heart of Ilfracombe is this charming one-bedroom mews house which offers light well-proportioned accommodation arranged over two floors, complemented by a sunny low-maintenance rear garden. Offered for sale with no onward chain, the property would make an ideal first home, coastal retreat or investment opportunity.

A light and welcoming vaulted entrance hall features a Velux roof light and stairs rising to the first floor. The ground floor also provides a useful WC/utility room with Velux roof light together with a spacious double bedroom enjoying a front aspect window, spot lighting and an en-suite style shower room. The shower room comprises a two-piece suite with towel radiator and would benefit from some updating.

Upstairs, the property really comes into its own with a lovely open-plan lounge/diner and kitchen featuring attractive stone walls and impressive high vaulted ceilings. The living space enjoys direct side access onto the garden. The kitchen is fitted with a range of wall and floor units with worktops over, integrated oven and hob with extractor, together with under-counter space for white goods. A useful mezzanine level above the kitchen provides additional flexible space, ideal as a snug or storage area.

Outside, the property benefits from a delightful sunny rear garden designed for easy maintenance, with a decking area, gravelled sections, stone stepping stones and raised planted borders. A storage shed and side gated access provide further practicality for the garden.

An appealing opportunity for those seeking a characterful and versatile home in Ilfracombe, with excellent potential to personalise.

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.

Directions

From our office proceed in a westerly direction towards the start of the high street heading towards Co-Op, passing the bus stop just after the petrol station a gate will be located on the left hand side with name plate and for sale board displayed. An agent will meet you outside the property.

What3words - vies.shame.developed

Floor Plans



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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Area Map



Energy Efficiency Graph

