



The Admirals House







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Quayfield Road, Ilfracombe, , EX34 9EN

Beach/ Town Centre/The Torrs all walking distance. Barnstaple 11 miles

An imposing three storey Georgian residence situated in one of the most unique front line coastal positions in North Devon

- Grade II Listed Former Manor House
- Breath-Taking Harbour & Sea Views
- Potential Home/Income use
- Rare Opportunity
- No Onward Chain
- Currently as Five Apartments
- 3x Two Beds & 2 x One Beds
- Courtyard & Gardens
- Existing Revenue Stream
- Freehold

Guide Price £1,100,000

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SITUATION

Located in Quayfield Road, adjoining Ilfracombe Harbour and its sandy beach, the towns amenities and facilities are within walking distance, including supermarkets, theatre, cinema, indoor swimming pool, along with a secondary school, hospital, doctors surgery, range of pubs/restaurants and Damien Hirst's Verity, a 66 ft bronze sculpture at the end of the harbour. The Yacht Club on the harbour front is a major part of the towns social scene, and includes gig racing. From the harbour, there is a ferry to Lundy Island and boat trips along the coastline. Barnstaple, North Devon's regional centre is about 12 miles and includes more extensive shopping, supermarkets, leisure centre, college, North Devon regional hospital and its famous Pannier Market and Butchers Row. The property is located close to Exmoor National Park, which is an Area of Outstanding Natural Beauty, and extremely popular with walkers, cyclists and horse riders all year round. The coastline is renowned for its spectacular landscape, ranging from high open moorland, wooded combes and dramatic sea cliffs. North Devon coastline is easily accessible including the popular surfing beaches of Croyde, Saunton and Woolacombe. There are many sporting facilities in the area including golf at Ilfracombe itself, Saunton, Barnstaple and the Royal North Devon Golf Course at Westward Ho!, which is the oldest course in England.

DESCRIPTION

The Admiral's House is unquestionably unique. An imposing three-story Georgian home located in one of North Devon's most distinctive front-line seaside locations. This impressive three-story former manor house features brick elevations and a slate roof. The property is thought to date back to the 1720s and is listed as Grade II for architectural and historical significance. The house is currently divided into five well-presented apartments (three two-bedroom and two one-bedroom units), all of which have amazing views, with some additionally having access to private courtyards and gardens with even better views of the harbour and the sea. The property lends itself to a number of home and income uses, which include living in one apartment (or using it as a second home) and renting out the other four, renting out all five, guesthouse / B&B, small boutique hotel, reversion to one residence, possibly with a dual occupation angle, all subject to any necessary planning permission. The property is currently operated as a successful holiday letting business and we understand that the property enjoys high levels of repeat business, further details of up to date income are available upon request.





THE APARTMENTS

Jellicoe- A ground and first floor maisonette which provides on the ground floor, open plan sitting / dining room and kitchen area, at first floor, landing, bedroom and bathroom.

Nelson- An impressive ground floor apartment providing sitting room, inner hall, kitchen, two bedrooms and bathroom. Outside is an enclosed private rear courtyard.

Exmouth- A first-floor apartment providing sitting room, separate kitchen / dining room, inner hall, two bedrooms and bathroom with outside and rear terrace area with seating leading onto the communal gardens.

Hornblower- A second-floor apartment providing hall, open plan sitting room / dining room and kitchen area, two bedrooms and bathroom.

Fisher- A second-floor apartment providing kitchen, separate sitting room / dining room, bedroom and en-suite bathroom.



OUTSIDE

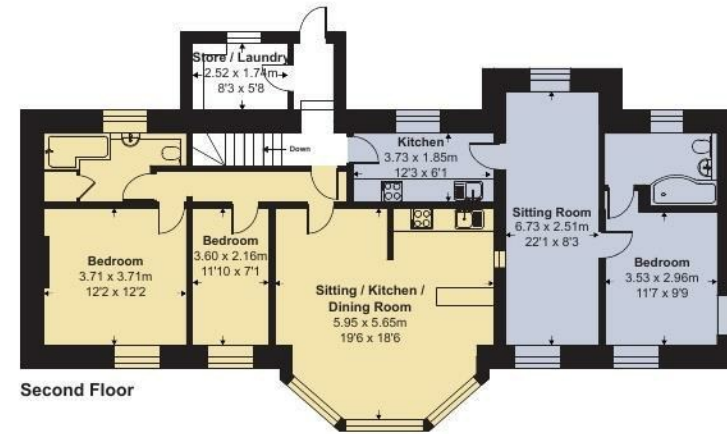
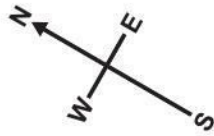
To the rear there are private courtyards to two of the apartments, on from these there are communal gardens with areas of seating and elevated views of the Quay, Sea and Capstone Hill.

SERVICES

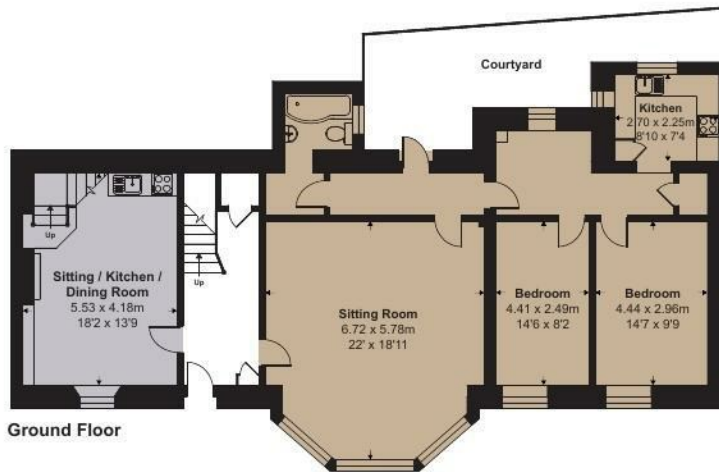
All mains connected. We understand that three of the apartments have electric heating and two have gas fired central heating systems.

Approximate Area = 4115 sq ft / 382.3 sq m

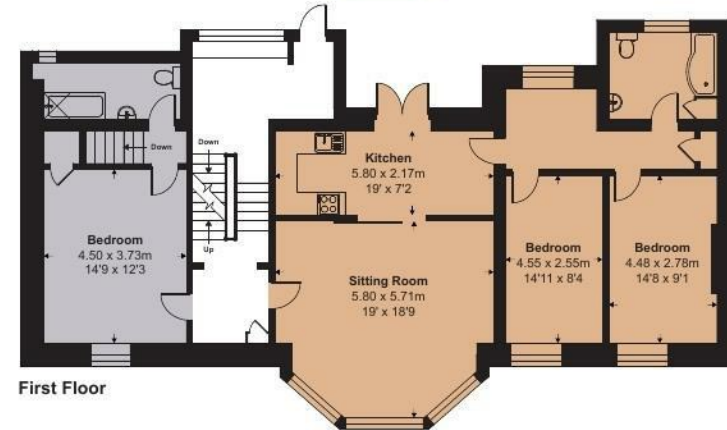
For identification only - Not to scale



Second Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1311651



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

