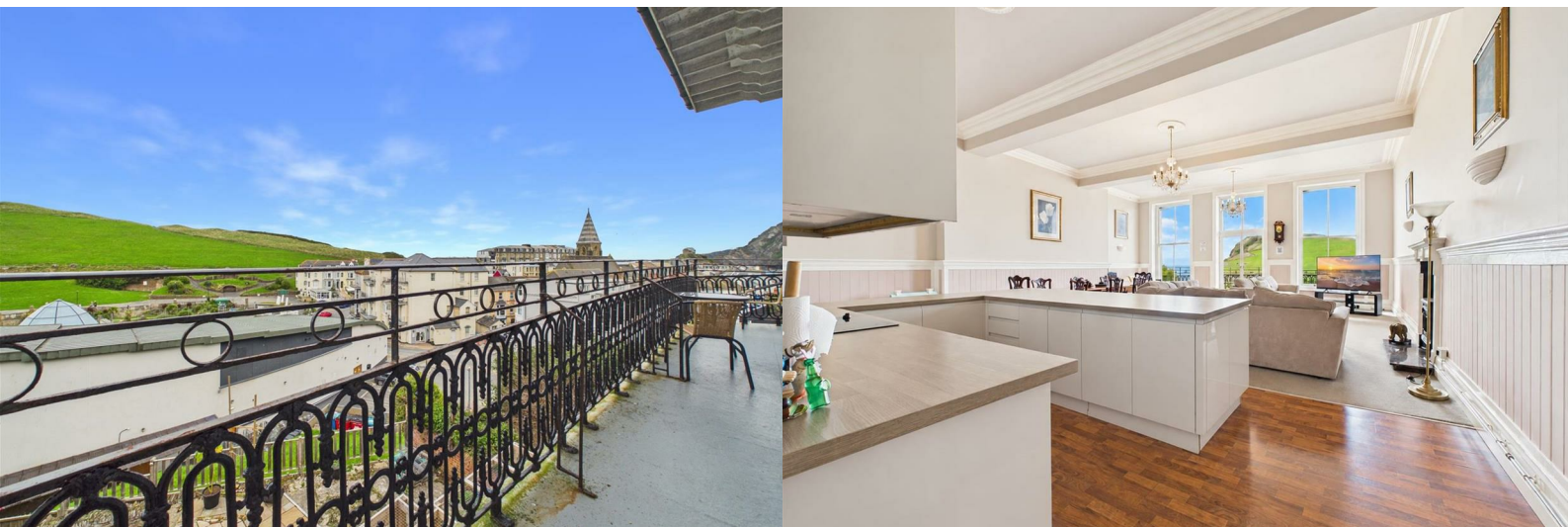




Clifton House

Fore Street, Ilfracombe, EX34 9DW

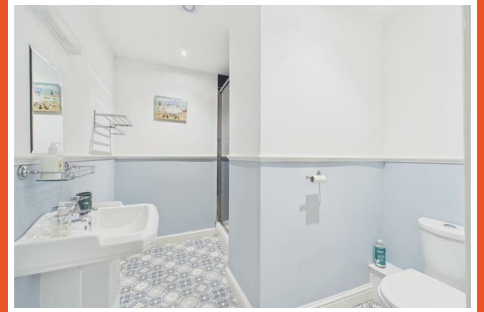
Price Guide £350,000



7 Clifton House

50 Fore Street, Ilfracombe, EX34 9DW

Price Guide £350,000



Property description

Situated in a highly desirable coastal location, this well-presented ground floor apartment is an exceptional property that truly excels in space, character and breath-taking coastal views throughout. Being sold chain-free, the apartment is ideally positioned within close proximity of Ilfracombe's bustling harbour, local amenities and transport routes, making it an excellent opportunity for those seeking a permanent coastal home, second home or investment property.

Upon entering, the property immediately impresses with its generous proportions and high ceilings, creating a wonderful sense of space and grandeur throughout. The accommodation provides three large double bedrooms, all benefiting from the impressive ceiling height which enhances the feeling of openness. The primary bedroom is particularly appealing and benefits from its own modern three-piece en-suite bathroom suite, providing an excellent degree of privacy and convenience.

The true centrepiece of this exceptional apartment is the glamorous and spacious ballroom, which has been thoughtfully utilised to create a superb open-plan lounge, kitchen and dining area. This remarkable room provides an abundance of natural light and offers an impressive amount of space, making it the perfect setting for both relaxing and entertaining friends and family. The high ceilings and generous proportions further enhance the grandeur of the room, while the open-plan layout allows the kitchen, dining and living areas to flow seamlessly together.

One of the standout features of this magnificent living space is the set of patio doors which open directly onto the balcony. From here, you can enjoy breathtaking panoramic views across Capstone Hill, Hillsborough Hill, Ilfracombe Harbour and the Bristol Channel, creating an exceptional backdrop to everyday life. Whether enjoying your morning coffee, entertaining guests or watching the changing coastal scenery, the balcony provides a wonderful outdoor extension of the main living accommodation.

The apartment also benefits from a highly practical utility room, fitted with wall-mounted units and a sink, together with space for a fridge freezer, washing machine and dishwasher. There is also an integrated oven, providing a useful and well-equipped area for everyday household tasks while helping to keep the main kitchen and living space uncluttered.

Completing the accommodation is a further well-presented three-piece family bathroom suite, finished to a good standard and serving the additional bedrooms and main living accommodation.

Overall, this impressive ground floor apartment offers a rare combination of substantial living space, period character, high ceilings, three generous double bedrooms and spectacular coastal views. Its enviable location close to Ilfracombe Harbour and the town's amenities, combined with the flexible open-plan living space and balcony, makes this a superb opportunity for anyone looking to embrace the North Devon coastal lifestyle. Whether purchased as a permanent residence, holiday home or investment, this is a property that must be viewed to fully appreciate the space, character and views on offer.

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.

Agent notes

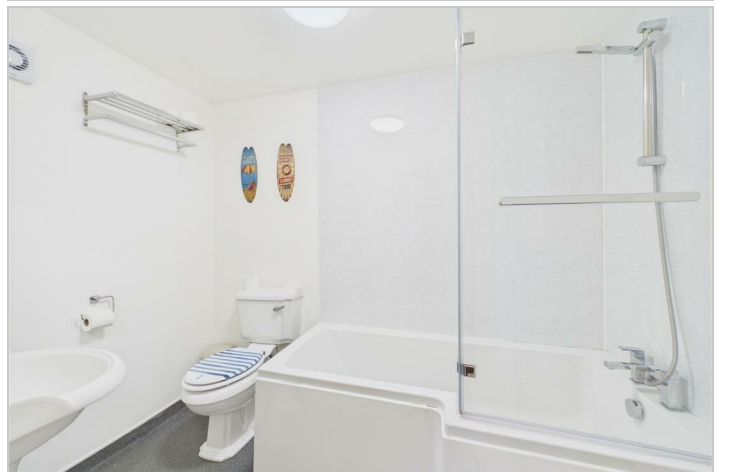
- This property is a share of freehold. There is a management company set up that pays a service charge of £130.00pcm
- Owner happy to sell the property fully furnished
- Currently being used as a successful holiday let
- Boiler only 6 months old

Directions

Proceed from our office in an easterly direction along the High Street. At the of the High Street bear off left into Fore Street and follow the road for a short distance the property will be found on your left hand side with a for sale board clearly displayed.

What3 words: outnumber.wicked.supplier

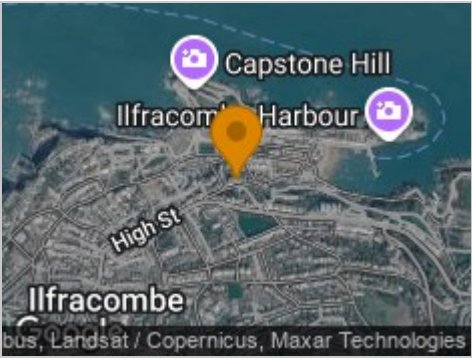
Tel: 01271 866421



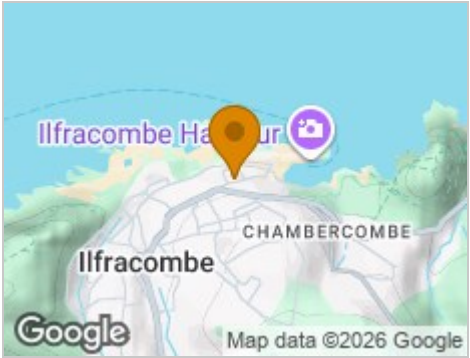
Road Map



Hybrid Map



Terrain Map



Floor Plan



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.

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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Energy Efficiency Graph

