



turners



Church Road

Ilfracombe, EX34 8BZ

Price Guide £430,000



22 Church Road

Ilfracombe, EX34 8BZ

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- Well-presented four bedroom family home
- Short walk to local amenities
- Chain-free sale
- Close proximity to Ilfracombe Harbour
- Currently used as a successful holiday let
- Close to local transport routes
- Allocated off-road parking
- All mains services

Property Description

Step into a truly exceptional semi-detached residence, beautifully presented to an impeccable standard and thoughtfully blending contemporary style with charming period features. This stunning four-bedroom family home offers an abundance of space, light, and character throughout, making it perfectly suited for modern family life.

From the moment you enter, the property impresses with a grand and welcoming entrance hall, setting the tone for the refined interiors beyond. High ceilings and striking original features, including elegant fireplaces and expansive sash windows, create a wonderfully light and airy atmosphere throughout the home.

At the heart of the property lies a spacious and stylish kitchen diner—perfect for both everyday living and entertaining—complemented by a generous lounge offering a warm and inviting retreat. An additional dining room/snug provides flexibility for family life, whether used as a formal dining space, playroom, or cosy sitting area. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property continues to impress with four well-proportioned double bedrooms. The primary bedroom is particularly noteworthy, boasting exceptional space, an abundance of natural light, and truly breathtaking views. A beautifully finished three-piece family bathroom serves the upper floor, designed with both style and comfort in mind.

Externally, the home offers a low-maintenance garden—ideal for relaxing or entertaining—along with the added benefit of allocated off-road parking.

Situated in a highly sought-after location, this property enjoys close proximity to local amenities and excellent

transport links. Just a short stroll away lies Ilfracombe's picturesque and vibrant harbour, while the nearby Torrs provides easy access to the renowned South West Coast Path—perfect for those who enjoy coastal walks and stunning natural scenery.

This is a rare opportunity to acquire a home that effortlessly combines elegance, comfort, and location—an ideal choice for families seeking both charm and convenience.

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

- Currently being used as a holiday let where figures can be requested where necessary

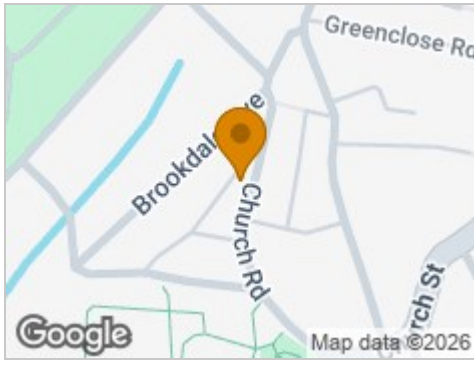
Directions

From our office, head towards meridian place down the High Street for 0.1 miles where you will turn right at the traffic lights onto Northfield Road. At the next lights, Turn left onto Wilder Road and turn right onto Brookdale Avenue in 184 ft. Take a direct left turning onto Church Road where you will find the property situated on your right hand side half way up the road.

What3words: fillers.hairstyle.sending



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.

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135 High Street, Ilfracombe, Devon, EX34 9EZ
Tel: 01271 866421
Email: sales@turnerspropertycentre.co.uk
<https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

