



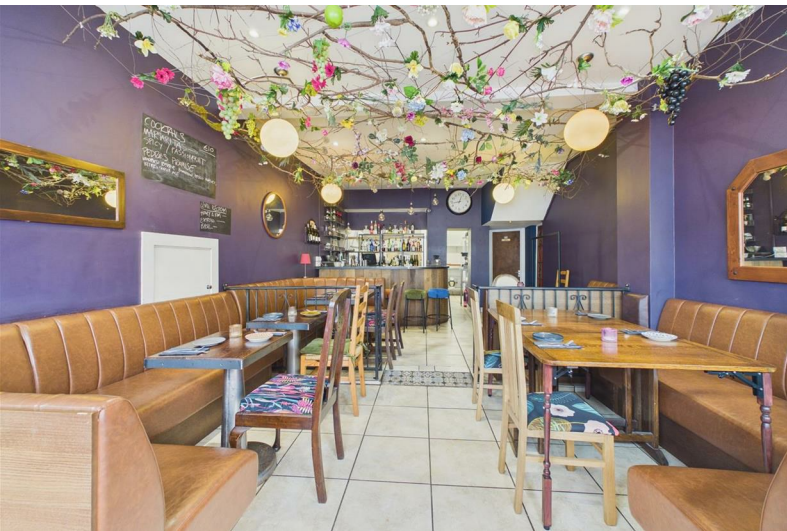
turners



High Street

Ilfracombe, EX34 9NQ

Price Guide £325,000



79 High Street

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Levain (Restaurant)

An exciting opportunity to acquire a beautifully decorated and vibrant restaurant, thoughtfully designed to create a warm and inviting dining experience. With seating for up to 26 covers when fully booked, this intimate yet lively space is perfectly suited for a range of culinary concepts, from cosy bistro dining to stylish evening service.

The restaurant boasts a well-proportioned and functional kitchen, ideal for efficient service, alongside a welcoming bar area that enhances the overall customer experience. A conveniently located two-piece customer restroom completes the layout, ensuring comfort and practicality for guests.

Positioned in a prime location, this property offers not only a fantastic business opportunity but also the rare advantage of potential family living above. Whether you're an experienced restaurateur or an aspiring entrepreneur, this unique setup provides the perfect balance of lifestyle and business convenience.

Property Description

This well-presented mid-terraced home is arranged over three generous floors, offering flexible and expansive accommodation ideally suited to modern family living, with the added benefit of potential for a self-contained one-bedroom annex.

The main residence comprises five/six well-proportioned bedrooms, including a versatile home office that could easily serve as an additional bedroom. A spacious kitchen diner forms the heart of the home, perfect for both everyday living and entertaining, while a comfortable living room provides a relaxing retreat. The property is further enhanced by a stylish, modern three-piece bathroom suite.

A key feature of this home is the exciting potential to create a self-contained annex, ideal for extended family, guests, or rental income. The space currently includes

two WC areas with scope to convert into a full three-piece shower room, a separate reception room suitable as a double bedroom, and a utility room that could be transformed into a kitchen area.

Externally, the property benefits from a low-maintenance courtyard, as well as a spacious sun terrace—perfect for outdoor dining, entertaining, or simply unwinding. Offering both immediate comfort and future potential, this property presents a fantastic opportunity for growing families or those seeking flexible living arrangements.

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.

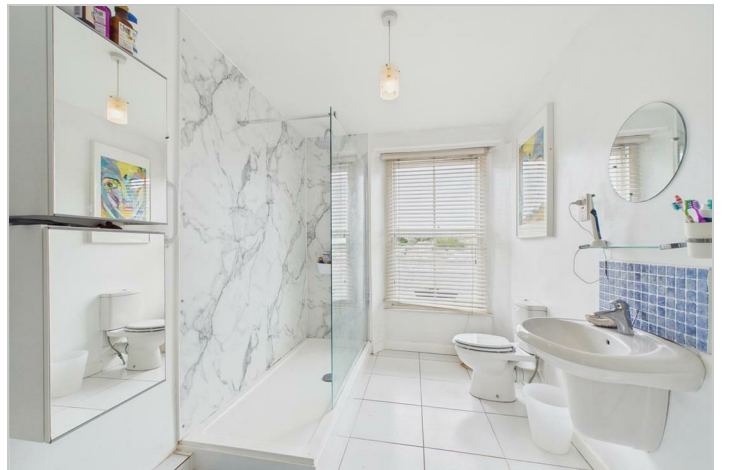
Agent Notes

- potential for a one bedroom self contained annex but would require renovation
- restaurant currently sits 26 covers
- owners currently rent a garage near by which can be easily transferred onto the new owner for parking

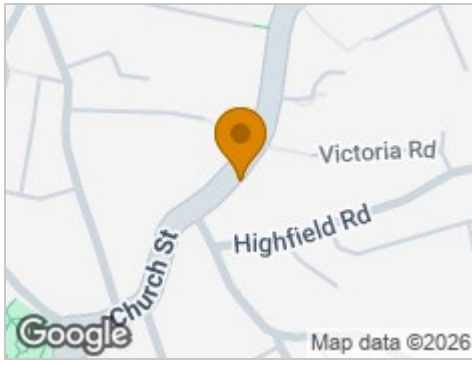
Directions

From our office, head towards Meridian Place down the high street for 0.2 miles where you will find the property situated on the left hand side just before the zebra crossing. We would advise parking at High street Car Park where the property is a short walk away.

What3words: botanists.civil.freezing



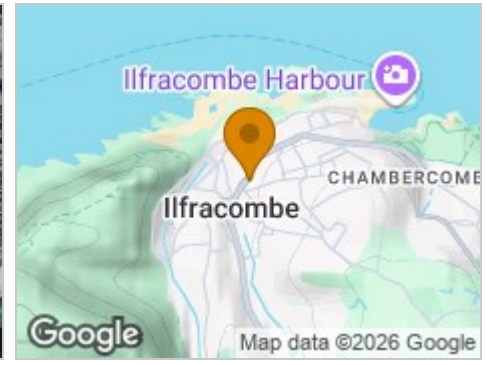
Road Map



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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Energy Efficiency Graph

