turners



Higher Slade Road

Ilfracombe, EX34 8LH

Offers Over £450,000

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Rose Cottage, Higher Slade Road

Ilfracombe, EX34 8LH

Offers Over £450,000







Property Description

Occupying an enviable private, elevated and tucked-away position on the highly sought-after Higher Slade Road, this beautifully presented detached cottage offers an exceptional blend of contemporary living, characterful original features and versatile accommodation. Enjoying a peaceful and secluded setting, the property is surrounded by attractive woodland and benefits from wonderful elevated views, whilst remaining within easy reach of the amenities and attractions of the surrounding area.

From the moment of entering the property, there is a wonderful sense of warmth and character, with the current owners having thoughtfully combined modern styling and practical improvements with the cottage's original charm. The accommodation is arranged over two floors and provides four bedrooms, multiple reception spaces and excellent flexibility for family living, working from home or generating an additional income.

The heart of the home is the particularly impressive lounge and dining room, creating a generous and sociable space in which to relax and entertain. A focal-point open fireplace provides a charming nod to the property's original character, whilst patio doors allow an abundance of natural light into the room and open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The modern fitted kitchen has been thoughtfully designed to provide an excellent range of contemporary units and ample preparation space, making this a highly practical room for everyday family life. The kitchen is further complemented by a separate utility room, providing additional storage and space for appliances while keeping the main kitchen area uncluttered. A further reception room provides excellent versatility and could be utilised as a snug, home office, playroom or additional sitting room depending on the requirements of the new owners.

Also situated on the ground floor is the fourth double bedroom, which benefits from its own three-piece en-suite shower room. This is an exceptionally versatile addition to the property and has most recently been successfully utilised as a private Airbnb, providing the potential for an additional income stream. Alternatively, the room would make an ideal guest suite, independent accommodation for family members or a comfortable ground-floor bedroom.

The first floor is home to a truly impressive primary bedroom, offering a wonderful sense of space and providing a peaceful retreat away from the main living areas. The bedroom benefits from a dedicated walk-in wardrobe, providing excellent storage, together with a Juliet balcony which takes full advantage of the property's elevated position and woodland outlook. The primary bedroom is further enhanced by an impressive four-piece bathroom suite, creating a luxurious and practical space for the owners to enjoy. There are two further generously proportioned double bedrooms on this floor, each offering excellent flexibility for family members, guests or home-working requirements. These bedrooms are served by a well-appointed three-piece family bathroom.

One of the property's most appealing features is its exceptional outside space. The gardens have been thoughtfully designed to make the most of the property's elevated hillside position, whilst remaining relatively low maintenance.

The rear garden leads naturally around to an impressive elevated composite decking area, which provides a superb outdoor entertaining space. From here, the elevated position allows for exceptional woodland views, creating a wonderfully peaceful backdrop. There is ample room for outdoor seating and al fresco dining, making this an ideal space for enjoying the warmer months or entertaining friends and family. A charming summer house provides further flexibility and could be used as a home office, hobby room, studio or simply a peaceful place to sit and enjoy the surrounding setting.

The property also benefits from a larger low-maintenance garden area which has been thoughtfully enclosed, creating a secure and dog-friendly environment. A useful lean-to greenhouse provides an excellent space for those with an interest in gardening, whilst allocated off-road parking adds further convenience.

This exceptional detached cottage offers a rare combination of character, contemporary living and versatility. The generous four-bedroom accommodation, multiple reception spaces, luxurious primary bedroom, impressive outdoor areas and potential Airbnb/guest accommodation make this a particularly adaptable home.

Its private and elevated position on Higher Slade Road, coupled with the outstanding woodland outlook and peaceful surroundings, further enhances the appeal. Whether being considered as a permanent family home, a characterful retreat or a property with additional income potential, this is a home that offers an excellent balance of lifestyle, flexibility and individuality.

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

- Bedroom four has been used as a private one bedroom airbnb so there is a potential to use this space as an income

Directions

From our office on the High Street head in a westerly direction until you come to the War Memorial roundabout. Take the first exit onto Church Street before turning immediately right onto Church Hill. Take the first left onto Belmont Road and continue along Slade Road where the property can be found on your right hand side.

What3words: bill.sparrows.shrimp










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

