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## Ettiford Farm Cottages

Ilfracombe, EX34 9RG

Asking Price £300,000



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## Property Description

Enjoying a peaceful position within a tranquil valley and commanding panoramic countryside views, this beautifully presented barn conversion offers a wonderful opportunity to acquire a characterful holiday home in the heart of North Devon. Combining charming period features with stylish contemporary finishes, the property provides spacious and versatile accommodation designed for modern living.

At the heart of the home is an impressive open-plan lounge, kitchen and dining area, featuring vaulted ceilings, exposed beams and dual-aspect windows that flood the space with natural light while enhancing the property's sense of character and openness. This inviting living space is perfectly suited for both relaxing and entertaining, with stunning rural views providing a picturesque backdrop.

The accommodation comprises three well-proportioned double bedrooms, including a superb principal bedroom benefiting from a stylish three-piece en-suite shower room. A contemporary four-piece family bathroom serves the remaining bedrooms, while a convenient ground-floor WC adds further practicality.

Externally, the property continues to impress with a generous garden, providing an ideal setting for al fresco dining, entertaining guests or simply enjoying the peaceful surroundings. Private parking is also available, ensuring convenience for owners and visitors alike.

Ideally located within easy reach of some of North Devon's most sought-after coastal destinations, the property is just a short drive from the golden sands of Woolacombe Beach, the picturesque waterfront of Ilfracombe Harbour and the charming seaside village of Combe Martin. Offering the perfect balance of countryside tranquillity and coastal accessibility, this delightful barn conversion is ideally suited as a holiday retreat or investment opportunity.

## Location

Ettiford Farm enjoys a peaceful rural setting within a

picturesque North Devon valley, surrounded by rolling countryside and scenic views. Despite its tranquil location, the property is conveniently situated just a short drive from the coastal towns and attractions of Ilfracombe, Woolacombe Beach and Combe Martin, offering easy access to beautiful beaches, coastal walks, shops, restaurants and local amenities. The area is renowned for its outstanding natural beauty, making it an ideal base from which to enjoy both the North Devon coastline and surrounding countryside.

## Agent Notes

This property can only be used as a holiday let.

There is a 5kw Solar PV system which supplies electricity to this and two other barns. These solar panels are currently located on the roof of the barn attached to Holly Cottage.

Water from the cottages is derived from a borehole and is filtered via UV. There is a 3000 litre holding tank that provides this.

This cottage has underfloor heating and also has heating provided by an air source heat pump.

Holly Cottage also has a septic tank and reed bed for drainage.

## Directions

From our office, follow north up the High Street on at A361 towards Portland street and Hillsborough Road. Once you reach the traffic lights, turn right onto New Barnstaple Road and follow for 0.8 miles. Once you reach the roundabout, take the first exit on New Barnstaple Road B32230 and follow for 1.5 miles. You will see sign posted on your left hand side 'South West Shooting School' and 'Key Pitts Off Road Adventure' where you will turn left down that road. Take the second right hand turning where it is sign posted Ettiford Farm Cottages and follow this road until you reach the cottages, an agent will meet you there to show you around.

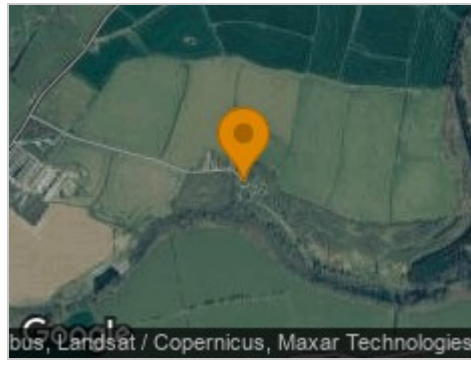
What3words: month.coil.cookery



## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	