



turners



Fore Street

Ilfracombe, EX34 9DJ

Price Guide £525,000



49 Fore Street

Ilfracombe, EX34 9DJ

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Property description

An exceptional opportunity to acquire one of Ilfracombe's previously successful and well-established hotels, prominently positioned on the ever-popular and historic Fore Street. Situated just a short stroll from Ilfracombe's bustling harbour, picturesque coastline, independent shops, cafés and restaurants, this substantial freehold property offers an exciting lifestyle or investment opportunity with enormous scope for a variety of future uses.

The property is arranged over four spacious floors and provides extensive, versatile living space throughout. Subject to the necessary planning permissions, there is significant potential to convert the building into a number of self-contained apartments, making it an attractive proposition for developers and investors alike.

The accommodation comprises 13 bedrooms in total, thoughtfully arranged across the property. The lower ground floor offers a spacious double guest bedroom alongside a generous living room, creating an ideal self-contained space. Also on this level is a large commercial-style kitchen, a substantial dining room perfect for catering to multiple guests, a two-piece WC, utility room and a further reception room which was formerly utilised as a games room. This floor also benefits from direct access to the extensive rear garden.

The ground floor features a well-proportioned two-bedroom apartment, ideal for owner occupation or additional holiday accommodation, together with a further double guest bedroom. The first floor hosts three generously sized double bedrooms, all complete with their own three-piece en-suite or private bathroom facilities, with the second floor mirroring this layout with a further three double guest rooms.

Occupying the entire third floor is an impressive three-bedroom apartment, offering spacious living accommodation with elevated views across the surrounding area. Every bedroom and apartment throughout the property benefits from its own three-piece bathroom or en-suite, providing excellent convenience for guests or future occupants. In

addition, there are two further communal bathrooms located within the property.

Externally, the property continues to impress. To the front and side, allocated parking provides space for several vehicles—a rare and highly sought-after feature within this central location. To the rear lies a surprisingly generous garden, featuring a raised timber decking area that creates the perfect setting for outdoor dining, entertaining or relaxing whilst enjoying delightful views towards the iconic Capstone Hill.

Offering a wealth of character, substantial accommodation and exceptional flexibility, this landmark property presents a rare chance to acquire a sizeable building in one of North Devon's most desirable coastal towns. Whether continued as a hospitality business, transformed into luxury apartments (subject to planning), or adapted for a variety of alternative uses, this remarkable property offers outstanding potential in a prime location.

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

- Commercial EPC for the property is a C

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.

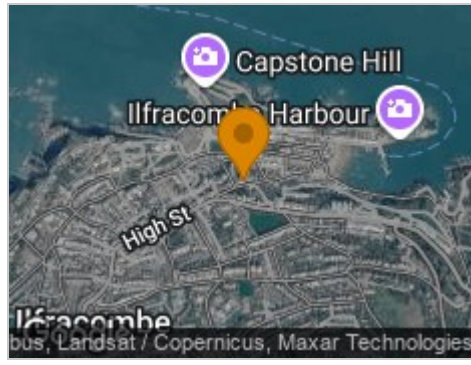
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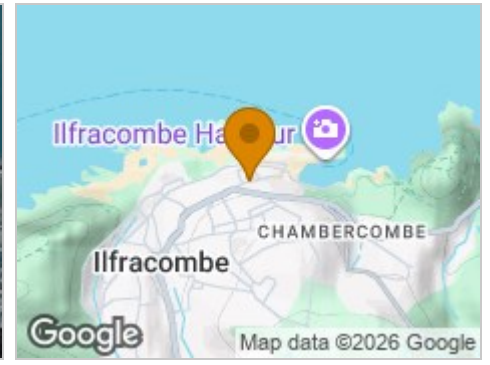
Road Map



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

