



turners



The Old Picture Hall

Northfield Road, Ilfracombe, EX34 8AL

Asking Price £225,000



Apartment 5, The Old Picture Hall

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A rare opportunity to own this beautiful apartment in the converted Old Picture Hall, one of Ilfracombe's most iconic buildings. Apartment 5 is a duplex apartment set across the second and third floor and comprising of three large double bedrooms, one with en-suite, as well as a fourth room that can be used as an office or guest bedroom. Benefiting from original character features while maintaining a modern contemporary feel throughout, this property would make a beautiful family home, holiday let or long term buy to let as it is currently being utilised, achieving £725 per calendar month.

Hallway

10'5" x 10'6" (3.20 x 3.22)

Upon entering the property you come into a bright and spacious hallway that leads to all rooms on the first floor and to the main stairway that flows to the bedrooms on the second floor. The original French doors that lead into the lounge are an eye-catching feature on entrance. The space has fitted carpeting and a good sized storage cupboard.

Living Room

25'4" x 11'0" (7.73 x 3.36)

The 25 foot long living room is flooded with light from the original timber framed arch windows, with the character continuing with the exposed original brick wall framing the dining area and timber lined vaulted ceiling giving the space an even more grand feeling. The property is fitted with gas central heating throughout, giving a modern luxury to an old building.

Dining Room

8'4" x 9'3" (2.56 x 2.82)

Forming part of the living area offering modern open plan living.

Kitchen

9'1" x 15'6" (2.79 x 4.74)

To the back of the apartment is a large family kitchen fitted with ample base and wall cabinets as well as all integrated appliances, such as dishwasher, washing machine, double oven, fridge and freezer. The room is fitted with a large skylight that fills with room with natural lighting.

Guest Room

13'6" x 8'5" (4.12 x 2.57)

To the side of the living room is an additional space that joins the living and dining area through another set of original French doors, can be utilised as a guest room, playroom or an office. The room is fitted with a large skylight, fitted carpeting and a wall mounted radiator.

Bedroom One

23'6" x 10'10" (7.18 x 3.32)

The main bedroom downstairs is a light and large double and continues the original feeling with having the third of the original timber arch windows as well as a large skylight. The room benefits from fitted carpeting, a wall mounted radiator and a tiled en-suite.

Ensuite Bathroom

9'8" x 4'6" (2.97 x 1.39)

Off of the main bedroom is a good sized fully tiled en-suit with a fitted shower, porcelain basin and toilet.

Bedroom Two

9'0" x 14'3" (2.76 x 4.36)

Bedroom two is the smaller of the upstairs bedrooms, but is still a large double with fitted carpeting, a wall mounted radiator and a Velux window set in the vaulted ceiling.

Bedroom Three

8'5" x 16'4" (2.59 x 4.98)

Bedroom three is the larger of the two bedrooms, with a large walk in wardrobe and a bright window that looks down onto the living room as well as a Velux window set in the timber lined vaulted ceiling, fitted carpeting and a wall mounted radiator.

Bathroom

8'11" x 8'4" (2.74 x 2.55)

The upstairs bedrooms are both served by a large bathroom comprises of a fitted bath, porcelain basin and toilet. In keeping with the bedrooms, the bathroom sits between the two bedrooms and shares the timber lined vaulted ceiling and is fitted with a Velux window.

Agent Notes

We have been informed by the vendor that electric, gas, water and sewerage are all mains connected.

The property is leasehold with a balance of an original 125 year lease. The freehold is vested within the management company which is made up of the 6 apartment owners. The service charge includes the maintenance of the common and external areas and is paid in quarterly installments of £240. We understand there are no restrictions on either holiday or assured shorthold letting.

To comply with the property misdescriptions act we must inform all prospective purchasers that the measurement are taken by an electronic tape measure and are provided as a guide only, they should not be used as accurate measurements. We have not tested any mains services, therefore prospective purchasers should satisfy themselves before committing to purchase

Directions

From our office in the Ilfracombe High Street proceed on foot in an Westerly direction towards the traffic lights. At the lights take a right on Northfield Road and The Old Picture Hall will be found on the right hand side.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

