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3 Hillsborough Terrace, Ilfracombe, EX34 9NR

Asking Price £450,000





3 Hillsborough Terrace

Ilfracombe, EX34 9NR

- A fantastic investment opportunity
- Incredible sea views throughout
- Three allocated parking spaces
- Imposing Georgian Terrace split into three large apartments
- Multiple outdoor areas associated with each dwelling
- Huge residential and/or holiday let potential

Combe Haven, 3 Hillsborough Terrace is an impressive Grade 2 listed Georgian Terrace currently comprising of three large apartments. The property has limitless potential. Every floor of the building has unrivalled sea views and each apartment comes with an allocated parking space and designated outdoor area.

Set back from the main road in a raised position, the property overlooks the harbour and Ilfracombe's famous Verity statue. While in need of renovation and possible reconfiguration this really does represent a fantastic investment opportunity.

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 the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.



Apartment One

Apartment one is accessed via a communal entrance hall and occupies the entire ground floor of the building. The spacious living room is centered around an impressive original fire place and has exceptional sea views. The kitchen is entered from the lounge via an open archway, retains many of its original features and would comfortably house a dining table and chairs. Two the rear of the property are two bedrooms, two bathrooms and access onto a private rear courtyard. Other benefits include a substantial basement, with the potential for conversion.

Apartment Two

Apartment two is situated on the first floor of the building and really has the wow factor. The lounge is an old ball room that spans the entire width of the building, taking in both sets of floor to ceiling French doors that look straight out over the Bristol Channel and give dual access onto the sea facing balcony. The room itself retains all of its original features including; window shutters, ornate ceiling rose, cornicing and fire place. The sheer size of the room makes this space the perfect open plan living and dining area.





Centrally located in the property is a spacious kitchen, and further is a family bathroom and two bedrooms. One of the bedrooms has a secondary room off it which could be utilised as a child's third bedroom, a study or a large walk in wardrobe.

Apartment Three

Apartment three is set over the top two floors and benefits greatly from having its own private entrance via Hillsborough Mews at the rear of the building. Similar to apartment two it has an expansive living area spanning the width of the building with two large multi panel windows boasting incredible sea views and allowing an abundance of natural light to fill the space. The apartment has a newly decked terrace at the entrance, and a further, more substantial south facing roof terrace, perfect for entertaining through the summer months. The lower floor is finished with a fitted kitchen and open plan dining room.

Upstairs to the second floor of this duplex apartment you will find three good size bedrooms two of which have quite remarkable sea views, a family bathroom and an additional WC. Other benefits include four new double glazed hard wood sash windows fitted at the rear of the property.

Directions

From Ilfracombe High Street proceed in an easterly direction becoming Portland Street. Follow the road and Hillsborough Terrace can be found elevated on the right hand side before the traffic lights.

Agents Notes

We have been informed by the vendor that gas, electric, water and drainage are all mains connected and each apartment has their own separate supplies.

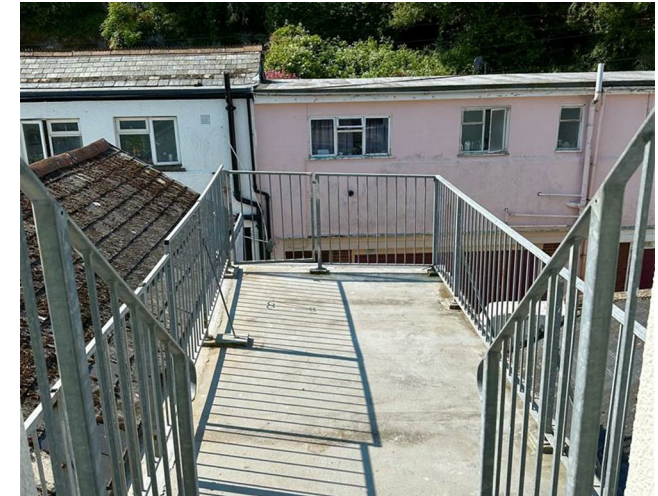
We have been informed by the vendor that the balcony to the front of the property has recently been re-built with the original ornate railings kept and restored.

To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

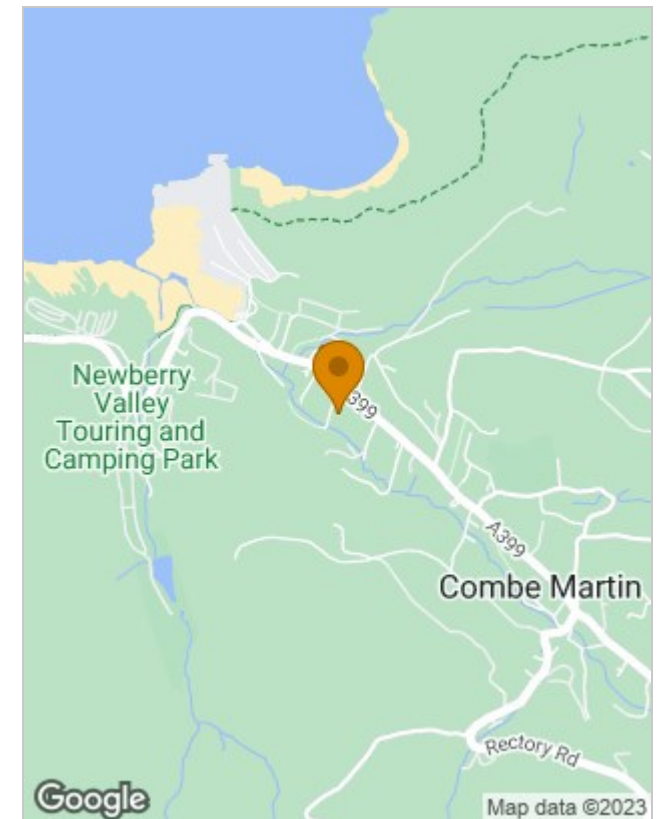




Floor Plans



Location Map



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

135 High Street, Ilfracombe, Devon, EX34 9EZ

Tel: 01271 866421 Email: sales@turnerspropertycentre.co.uk <https://www.turnerspropertycentre.co.uk>