



turners



The Strand, Ilfracombe, EX34 9EJ

Asking Price £695,000





The Beach House, 1 The Strand

Ilfracombe, EX34 9EJ

A truly remarkable property that dates back to the 1500's and occupies arguably one of the best locations in North Devon. This expansive, beachfront, four bedroom terraced house on The Strand is set over four floors each with unrivalled views of Ilfracombe's famous harbour. The Beach House is Grade II listed and is firmly part of Ilfracombe's coastal landscape. The lucky new owners will be inheriting not only an incredible property, finished to the highest of standards, but also a piece of history. The property has undergone a full renovation, with the owners sympathetically restoring and retaining all of the home's original features including doors, window fittings and fire surrounds. Fused with modern decor and exposed stone work and beams, this breath-taking property would make the perfect holiday home or investment opportunity and must be viewed internally to really appreciate everything it has to offer.

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.



Entrance Hall:

A useful entrance hall with storage housing the properties utility meters.

Hallway - 20'3" x 3'0" (6.17m x 0.91m):

A spacious hallway with tiled flooring, easy to clean and maintain with its close proximity to the beach. There is a large storage room just off it, perfect for surfboards and beach equipment.

Kitchen - 11'3" x 11'2" (3.43m x 3.40m):

A bright rear aspect room, a beautiful example of modern decor combined with exposed beams, brick work and the original archway housing a range cooker. This family kitchen comprises of base level units, with exquisite granite worktops, inset ceramic sink and drainer and live edge wooden shelves. The space is finished with white tiled flooring in keeping with its appearance, stylish chrome electric points and spotlights.





Dining Room - 12'5" x 11'10" (3.78m x 3.61m):

This open plan dining space is linked to the kitchen via a large flat archway with exposed beam surround and has solid wood flooring throughout, as well as a black wrought iron fire place and harbour side views.

Utility Room - 12'3" x 4'11" (3.73m x 1.50m):

In keeping with the rest of the property, there has been no expense spared, even in this sizeable utility room. With a solid wood worktop and inset Belfast sink as well as wall mounted vintage ship lights and white tiled floors.

Living Room - 16'6" x 12'1" (5.03m x 3.68m):

Situated on the first floor, this impressive front aspect room has an entire sea facing wall made up of exposed stone work and large original windows that offer an abundance of natural light and delightful views over the harbour and Ilfracombe's rugged coastline beyond. With solid wood flooring, original door, vintage radiator, original restored fire place and live edge wood features, this room has the wow factor as soon as you walk in.

Bedroom One - 14'3" x 11'10" (4.34m x 3.61m):

Located on the second floor, the primary bedroom is light and airy and boasts the best views in the house with large original windows looking straight out over the beach and harbour. The room comprises of solid wood flooring, multiple storage cupboards with original doors and fittings and is large enough to accommodate a super king size bed and all other associated furnishings while still maintaining an element of grandeur.

Bedroom Two - 11'2" x 10'7" (3.40m x 3.23m):

A rear aspect double room with exposed brickwork creating a feature wall, original door, solid wood flooring, vintage radiator and additional storage space.





Bathroom - 11'5" x 10'9" (3.48m x 3.28m):

A bathroom that compliments the rest of the house perfectly, spacious, well designed and comprising of; a stand alone roll edge top bath with gold taps, vintage toilet and cistern, double walk in shower cubicle with gold shower and attachments, and twin sinks built into a stylish vanity unit. The room continues the solid wood flooring throughout and benefits from original windows and vintage radiator.

WC - 4'6" x 2'7" (1.37m x 0.79m):

Located on a split level landing between the ground and first floor, this WC has a water saving self filling cistern that utilises waste water from use of the sink. It too has solid wood floors and stylish live edge wooden shelving.



Bedroom Three - 17'9" x 8'5" (5.41m x 2.57m):

A large 'L' shaped double room located on the third floor, with exposed beam work, pendant lights, solid wood flooring, original features throughout and stunning sea views.

Bedroom Four - 11'3" x 8'0" (3.43m x 2.44m):

The smallest of the four bedrooms, but still a good size double room with exposed beam work, solid wood flooring and beautiful harbour views.

Outside:

While the property does not come with a garden or specified outside space, with the beach less than 20 meters from the front door, it really does not need it. What better way to enjoy the summer days and evenings than a beach on your doorstep.

There is free parking for one vehicle directly in front of the property, and yearly permits for the adjacent car park are also available at a reasonable rate.

Agents Notes:

The property is Grade II listed.

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

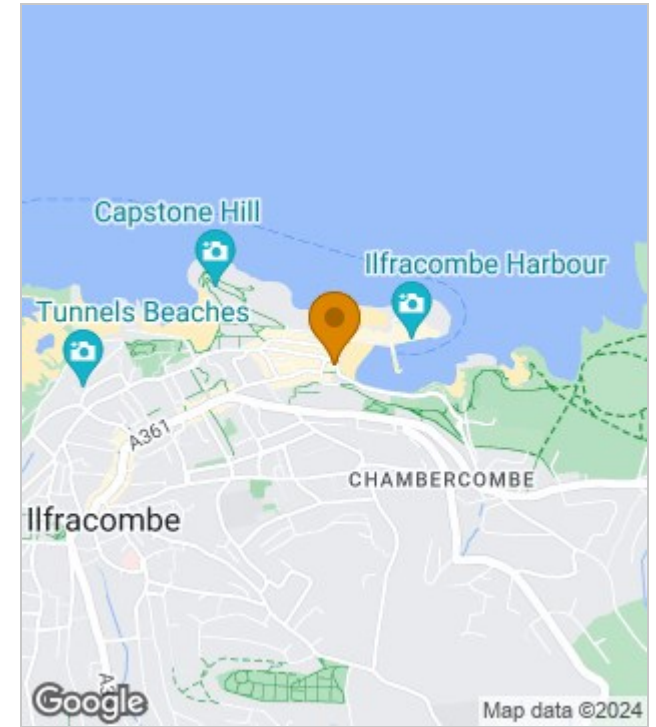
We have not tested any mains services, therefore prospective purchasers should satisfy themselves before committing to purchase.



Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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>