

61 Fore Street, Ilfracombe, Devon, EX34 9DJ

John
Smale & Co.
Chartered Surveyors | Residential & Commercial Consultants





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Offers in Region of £295,000

61 Fore Street is a fabulous Grade Two Listed Cottage, with separate rental unit. It is located within a short stroll to Ilfracombe Town Centre, along with the harbour, promenade and the famous Tunnels Beaches. The rental unit is called 'The Nook'. It is currently rented out on a tenancy agreement to a long standing tenant, but equally it could be used as a separate guest accommodation. The main property has been extensively refurbished by the current owners, whilst retaining many character features and has served as a very successful holiday let. It complies to all the necessary regulations and the refurbishment work includes, integral fire alarm system, fire doors and newly fitted gas fired central heating boiler. Believed to date back to the early 17th Century, the property is one of Ilfracombe's historic buildings, serving the community with various commercial uses, up until the later residential dwelling. The accommodation briefly comprises of a lounge, kitchen/diner, utility room, bathroom, separate WC and four bedrooms (one en-suite). If you are after a quirky, character cottage with excellent rental income potential look no further!

Ilfracombe offers many attractions including the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches, fascinating Ilfracombe Museum, Larkstone Leisure Park, Hele Corn Mill and Chambercombe Manor, one of Britain's most haunted houses. If its entertainment you are looking for, you will find numerous events and festivals throughout the year, many based on the quayside at the historic harbour and at the prestigious Landmark Theatre on the seafront. There are many fine and award winning beaches, from secluded coves to the wide stretches of golden sand with crashing surf. For a unique beach experience visit 'The Tunnels' in Ilfracombe, holders of a blue flag and seaside award or Hele Bay to the east of the town also award winners, for good bathing and rock pool exploring. You will find plenty to do in and around Ilfracombe with a terrific range of activities available to suit all tastes including walking, clay pigeon shooting, fishing, horse riding, cycling, surfing, walking, sub-aqua diving or simply exploring. Ilfracombe holds lots of fantastic and glorious restaurants and cafes. It is even home to a Michelin Starred establishment only less than 50 yards away from the property!

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Grade Two Listed
Oozing Character & Charm
Double Aspect Lounge
Bespoke Kitchen/ Diner
Utility Room
Bathroom
Four Bedrooms (One En-suite)
Separate Rental Unit/ Guest Accommodation
Gas Fired Central Heating
Short Walk to Harbour & Shops
Excellent Condition
One of Ilfracombes Historic Buildings

Ground Floor

Entrance

Entrance door to hallway. Stairs to upper floors, door to:

Lounge

4.67m x 4.50m (15' 4" x 14' 9") (max)
Double aspect room, sash window, large picture window, radiator, engineered oak flooring, under stairs cupboard.

Kitchen / Diner

3.33m x 3.20m (10' 11" x 10' 6")
Sash window, radiator, bespoke fitted units, oak work surface areas and engineered oak flooring.

Utility Room

Window to side aspect, small Belfast sink, bespoke fitted units and cupboards housing washing machine and dryer, oak work surface areas and engineered oak flooring.

First Floor

First Floor Landing

Sash window, radiator, stairs to second floor.

Bathroom

3.32m x 2.31m (10' 11" x 7' 7") (max)
Lovely picture sash window, bath with shower over, pedestal hand wash basin, radiator, airing cupboard, housing gas fired boiler, laminate flooring, extractor fan.

Seperate WC

Window, WC, radiator, laminate flooring.

Bedroom Two

3.49m x 2.80m (11' 5" x 9' 2")
Sash window, radiator, fitted carpet.

Bedroom Three

2.99m x 1.95m (9' 10" x 6' 5")
Sash window, radiator, fitted carpet.

Second Floor

Bedroom One

2.72m x 3.35m (8' 11" x 11')
Sash window, radiator, door to en-suite, exposed beams and fitted carpet.

En-Suite

Shower cubicle, pedestal hand wash basin, radiator, WC, extractor fan, laminate flooring.

Bedroom Four

2.45m x 3.31m (8' 0" x 10' 10") Sash window, exposed beams, radiator, laminate flooring.

Outside

Steps lead to main accommodation and separate steps lead to 'The Nook' with its own entrance. There are nearby council car parks, where you can obtain an annual pass.

Property Facts

Grade Two Listed
Vendor position. No onward chain.
Age of Property: Late 17th / early 18th Century
Nearest Town Barnstaple Approx. 15 Miles
Nearest Medical Centre Ilfracombe
Nearest Primary School Ilfracombe
Nearest Secondary School Ilfracombe

DIRECTIONS

After entering Ilfracombe, follow the high street. Near the end, turn left down Fore Street. The property can be found on your left, just before the left turning which leads to promenade.

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THE NOOK - Seperate Rental Unit

Porch

Own entrance front door, tiled flooring.

Main Living Area

3.75m x 2.75m (12' 4" x 9')
Open plan bedroom / living area/ kitchen. Kitchen includes a range of wooden units and built in cooker / extractor. Tiled flooring, built in bed, large storage cupboard, window.

Bathroom

Includes shower cubicle, sink and WC. Tiled flooring.

Services - The Nook

Council Tax Band A.
Mains Connected Gas, Electric and Water.

SERVICES

Mains connected Gas, Electric and Water.
Council Tax Band C.



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



