



8 Fairfield, Ilfracombe, Devon, EX34 9ND





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Guide Price £575,000

Offering unparalleled views across Ilfracombe and the sea from both the front and side elevations, as well as truly stunning views of Capstone and the Atlantic Ocean beyond from the garden, this bespoke home is absolutely unique. Built in 1966 to a design created by a local photographer, this iconic home is arranged primarily as a bungalow with only a few steps in the entrance hall and again from the sitting room to the dining area. Retaining some period touches such as a frosted glass internal door and the original warm air heating system (powered by a boiler scrupulously maintained under a British Gas service contract) and having been upgraded in other areas (new double glazed sliding doors onto the balcony for example). The sitting room is a wonderfully light and airy double aspect room with high vaulted ceilings and oversize sliding patio style doors onto the balcony with stunning views beyond, the room having the feel of a Tyrolean chalet, which the elevation and views contribute greatly to as well. Steps lead down to the dining area which also offers sea views and has a door leading off to the well fitted kitchen. Along the hallway there are three double bedrooms as well as a family bathroom and separate shower room with WC.

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Stunning And Far Reaching Views Across The Town, Torrs And Sea
Individually Designed And Built Property
Some Of The Finest Views In Ilfracombe
First Time On The Market For 23 Years
Generous Gardens With Views
Former Swimming Pool With Pump Room, Easily Re-Instated
Garage And Palm Tree Lined Driveway
Extremely Efficient Warm Air Heating System
Rare Opportunity
Must Be Viewed To Be Fully Appreciated



Entrance Hall

Lounge / Dining Room

4.9m x 8.6m (16' 1" x 28' 3")

Kitchen

6.1m x 2.6m (20' 0" x 8' 6")

Bedroom One

4.2m x 3.2m (13' 9" x 10' 6")

Bedroom Two

4.2m x 3.6m (13' 9" x 11' 10")

Bedroom Three

3.6m x 3.6m (11' 10" x 11' 10")

Bathroom

Shower Room

Outside

As one approaches Penthouse along the quiet residential road that is Fairfield , you are greeted by the Spanish Villa style archway over the entrance to the driveway, and passing under this inviting edifice, the palm tree lined driveway offers ample off road parking as well as giving access to the garage with automatic roller door. The gardens wrap around the property with the front offering attractive palms and manicured shrubs set in a grassed area with attractive stone retaining walls, whilst to the rear is an attractive patio area and level lawn, a sunken garden created from the former swimming pool and up above is the pinnacle of the garden, a gazebo type area with the loveliest far reaching views. The gardens offer a multitude of different textures and areas and add a further degree of interest to what is already an exceptional home.

Garage

4.8m x 6.6m (15' 9" x 21' 8") With automatic roller door.

SERVICES

Services: Gas Fired Warm Air Heating System. Mains Water and Drainage.

Council Tax Band: E.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

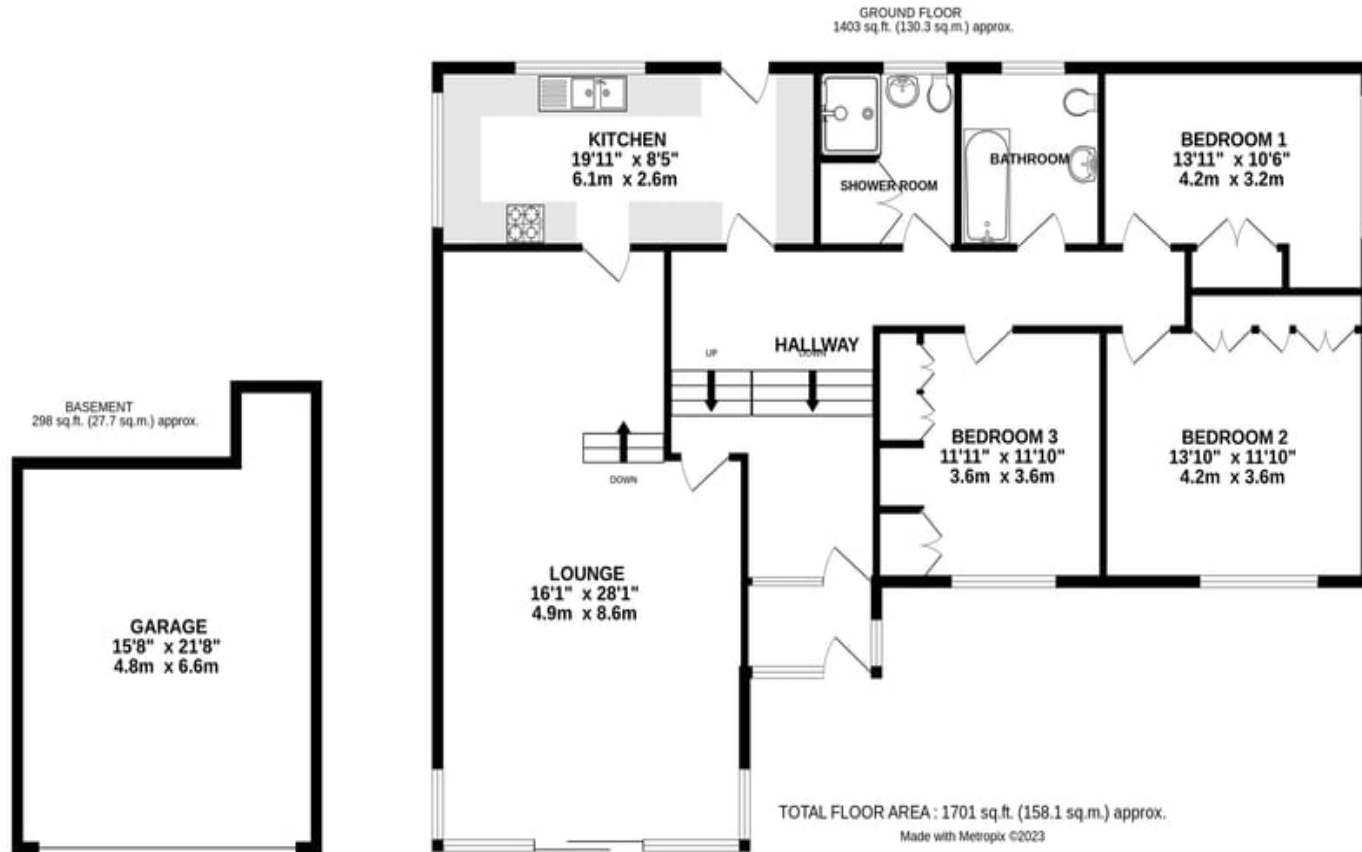
EPC Energy Rating: E.

DIRECTIONS

Upon entering Ilfracombe from the direction of Braunton, follow Church Street as it leads towards the town centre and just before the zebra crossing, take the right hand turning into Marlborough Road. Follow this road, passing the turning for Highfield Road on the left and as the road bears left, continue up the hill until reaching the right hand turning signed Princess Avenue and turn in here, followed by an immediate right hand turn into Fairfield and continue along until Penthouse can be seen at the top of the road.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(54-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



