



The Woodlands Torrs Park, ILFRACOMBE, Devon, EX34 8AZ

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£725,000

A fine detached property operating as a high quality guesthouse with two spacious owners apartments; one of which is currently used as a self contained holiday rental. The Woodlands is set in an acre of beautiful landscaped gardens in an elevated position within the Torrs Conservation area. The business is now for sale as a going concern including trade inventory.

The property has a total of 13 ensuite bedrooms, benefits from off road car parking and is a short distance from the town centre, harbour and the South West coast path.

Arranged over 4 floors, the main entrance is off of the driveway and opens into a spacious hall leading to a reception office, dining room and guest lounge. There are seven double letting rooms, all varying in size, which are set across the ground and first floors. Most rooms have excellent outlooks over the garden and valley, some with balconies. All rooms and ensuite's have been recently refurbished to provide comfortable high quality accommodation. There are two further ensuite bedrooms within the guest house, that are currently used by the owners, with potential for another two letting rooms.

The apartment on the lower ground floor incorporates the commercial kitchen with spacious living areas, a lounge, conservatory, 2 bedrooms both with ensuite's. From this apartment there is access to a private garden area for the owners. On the lower ground floor is also storage space and a laundry room.

The top floor apartment is impressive and is popular with guests. Set in the roof eaves the apartment has reaching views across the valley and to the sea. The Apartment comprises an open plan lounge and dining room, modern fully fitted kitchen/breakfast room, bathroom, ensuite master bedroom and second ensuite bedroom.

Outside there is parking for up to six vehicles, a garage/workshop and large tiered garden leading down to the West Wilder brook. The property is gas central heated with an electrical solar installation. The current owners run the guesthouse from Easter to October half term and the holiday let all year round. The Guesthouse is popular with holiday makers and has received excellent reviews. The property has a 5• Hygiene rating."

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IMPRESSIVE FULLY REFURBISHED GUESTHOUSE
SOUGHT AFTER TORRS PARK AREA
13 BEDROOMS
ARRANGED ON FOUR FLOORS
9/10 LETTING ROOMS
OWNERS APARTMENT & FURTHER SEPARATE APARTMENT
LARGE LANDSCAPED GARDEN
REAR OUTLOOK TOWARDS COAST
PARKING AND WORKSHOP
SUCCESSFUL GROWING BUSINESS
GAS CENTRAL HEATING
MAINTAINED TO HIGH STANDARD
5 STAR REVIEWS

ENTRANCE LOBBY

Main front door into Lobby with tiled floor, wood panelled ceiling, Inner front door into

RECEPTION HALL

with rooms off and stairs to upper levels. Access to owners apartment.

RECEPTION OFFICE

3.76m x 3.71m (12' 4" x 12' 2")

Spacious room used as a reception office. Leads through to further rooms, second stairway and second entrance.

LOUNGE

4.31m x 5.52m (14' 2" x 18' 1")

Large room with triple aspect, with grand high ceiling, moulded coving to ceiling, dado and picture rails. Doorway to balcony. Central fireplace. Alcove room.

DINING ROOM

4.51m x 6.95m (14' 10" x 22' 10")

Impressive room with bay window and high ceiling, picture and dado rails. Outlook over garden and to side. Doorway to balcony. Seating area.

BEDROOM ONE

2.99m x 2.90m (9' 10" x 9' 6") Double room, with sink, outlook to the side. ENSUITE -Shower cubicle, WC.

BEDROOM TWO

3.01m x 3.63m (9' 11" x 11' 11") Double room, doorway to balcony and good views. ENSUITE - shower cubicle, WC and basin.

UP TO HALF LANDING. Store cupboard

BEDROOM THREE

2.99m x 2.91m (9' 10" x 9' 7") Double room with view to the side, sink. ENSUITE - Shower cubicle & WC

UP STEPS TO FIRST FLOOR LANDING

BATHROOM

Bath with wood panelling and wc, basin.

BEDROOM FOUR

4.61m x 4.56m (15' 1" x 15') Lovely light room with views over garden. ENSUITE - Shower cubicle, WC & basin.

BEDROOM FIVE

3.75m x 4.67m (12' 4" x 15' 4")
Double room with outlook over garden. ENSUITE - Shower cubicle, WC & basin.

BEDROOM SIX

3.68m x 3.16m (12' 1" x 10' 4")
Twin room with outlook over front of property. ENSUITE - Shower cubicle, WC & basin.

FURTHER STAIRS LEAD TO TREETOPS APARTMENT (top floor).

GROUND FLOOR (East Wing)

BEDROOM EIGHT

4.09m x 4.72m (12' 3" x 15' 6") Double room with bay window with outlook over garden. Doorway to balcony. ENSUITE - Double shower cubicle, WC & basin.

STAIRS TO FIRST FLOOR. Spacious walk in cupboard (storage space).

BEDROOM TEN

3.76m x 4.82m (12' 4" x 15' 10") Double room with bay window and outlook over garden. ENSUITE - Double shower cubicle, WC & basin.

BEDROOM ELEVEN

5.53m x 4.33m (18' 2" x 14' 2") Large double room with outlook over garden and to the side. ENSUITE - Double shower cubicle with WC and basin.

TREETOPS APARTMENT

Top of building, accessed via both stairways. Doorway into entrance Hall.

FAMILY BATHROOM

3.21m x 2.33m (10' 6" x 7' 8") Bath with mixer tap shower, WC and sink with cupboard under. Under eaves storage and ample shelving and cupboard space.

KITCHEN/BREAKFAST ROOM

3.92m narrowing to 2.33m x 5.99m (12' 10" x 19' 8")
Delightful area set in eaves with wooden clad ceiling, modern fully fitted kitchen. Ample worksurfaces. Wider area provides breakfast area and space for fridge/freezer. Window seat in dormer window with outlook over garden.

LOUNGE

5.26m x 4.16m (15' 9" x 13' 8") Room set in roof eaves with dormer window with outlook to Torrs. Panelled walls. Open archway to

SNUG

4.12m x 3.15m (13' 6" x 10' 4") Room again in eaves with small dormer window with excellent views over garden. Open doorway to LOBBY with access to 2nd set of stairs leading down into GUESTHOUSE. Cupboard space.

BEDROOM

3.93m (max) x 4.30m (max) (12' 11" x 14' 1")
Delightful dual aspect room with a view down over Ilfracombe to the sea. Dormer window with outlook over garden. Cupboard space. ENSUITE - Walk in shower cubicle, WC and sink with cupboard under.

2nd BEDROOM

3.03m x 2.70m (9' 11" x 8' 10") Small double. Views to side.
ENSUITE - Shower cubicle, WC and sink.

OWNERS APARTMENT & KITCHENS

From main hotel reception there are stairs which lead down to the lower level. Glass doorway to stairs. Cupboard space, to separate flat/owner accommodation.

KITCHEN AREA

3.01m x 5.16m (9' 11" x 16' 11") This kitchen area is used as the family & commercial kitchen with ample worksurfaces, double stainless steel sink, high and low level cupboard space, dishwasher etc.
Open archway leads to

2ND KITCHEN/BREAKFAST ROOM

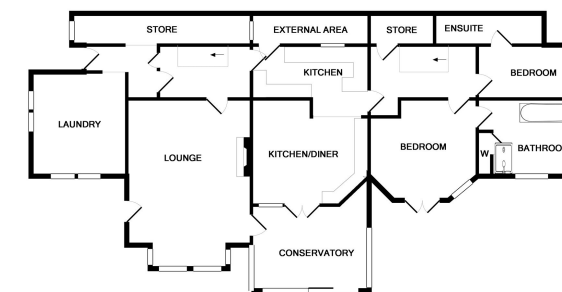
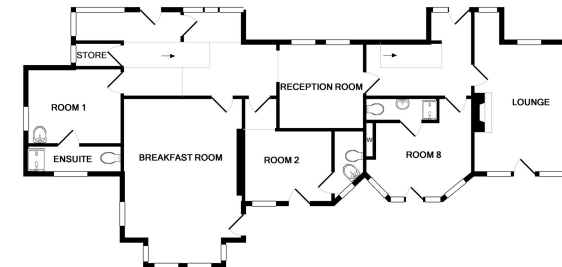
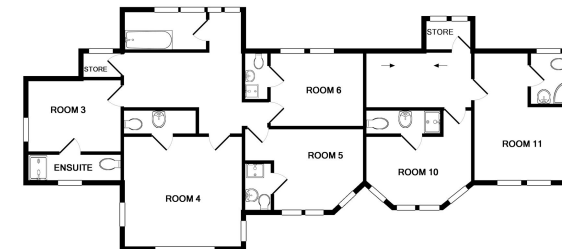
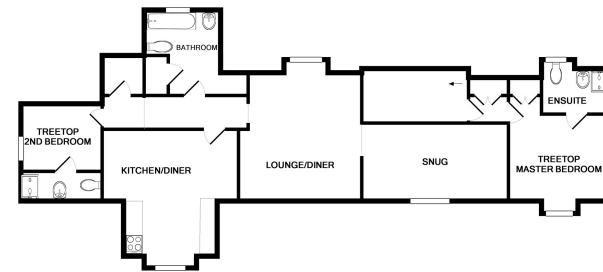
3.79m x 4.39m (12' 5" x 14' 5") Again ample worksurface, high and low level cupboard space. Space for Rangemaster cooker and fridge freezer etc. Spacious room with space for dining table, etc. Double door leads out into

CONSERVATORY

3.71m x 4.82m (12' 2" x 15' 10") Delightful room with outlook to garden with double doors to garden. Doorway back to lounge. From Kitchen doorway back to inner hallway, door to store.

BEDROOM ONE

4.75m x 3.71m (15' 7" x 12' 2") Double room with extensive range of wooden fitted cupboards. Double doors lead out at private garden area. ENSUITE - 4.32m x 2.81m (14' 2" x 9' 3") Large bathroom with corner bath with tiled and wood panel surround. WC. Sink and walk in shower cubicle.



TOTAL APPROX. FLOOR AREA 3451 SQ.FT. (320.6 SQ.M.)
Based on Meters (2019)

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.



