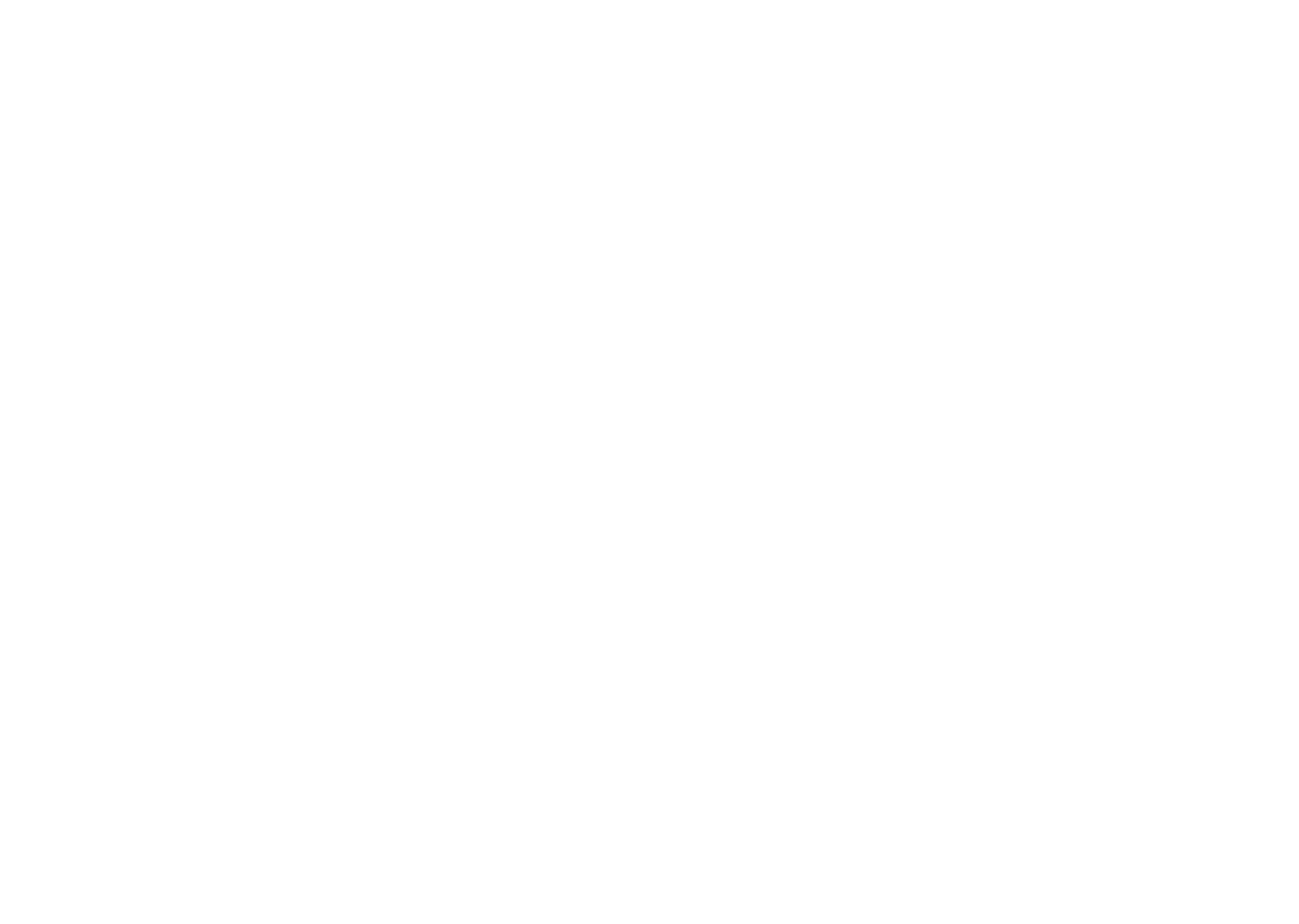


Horne Farm Cottage





A character home with space to transform

Some homes are move-in ready. Others? They're a blank canvas waiting for the right buyer to bring them to life. This detached Victorian gem in Ilfracombe falls firmly into the latter category, offering bags of potential for anyone keen to put their own stamp on a property.

With period charm, spacious rooms, and an outbuilding crying out for some sort of conversion, this is more than just a home—it's a project with serious upside.

Space, Character, and a Place to Grow

Inside, the layout is ideal for modern family life. Two reception rooms offer flexible living space, perfect for a home office, snug, or fourth bedroom. The open-plan kitchen/diner is the heart of the home—plenty of room for entertaining, family meals, and those inevitable renovation planning sessions over a cup of coffee.

Upstairs, you'll find three large bedrooms, each with big windows, high ceilings, and original features. There's a loft for extra storage, plus a bathroom with space to upgrade.

Outside: A Rare Find with a Hidden Bonus

Step outside, and you'll find a private, enclosed garden, ready to be landscaped into something special. Whether it's alfresco dining, a sun-soaked patio, or a veggie patch, there's plenty of room to work with.

And then there's the barn/workshop. A two-storey attached outbuilding, just waiting to be transformed into a guest annex, artist's studio, or Airbnb rental (subject to the usual planning permissions).

About Ilfracombe

Living here isn't just about the house—it's about the lifestyle.

 Pop to the seaside—the Harbour and seaside are nearby and some of the best surf in the UK, Woolacombe, Croyde, and Putsborough are within easy reach.

 Explore the South West Coast Path—Hiking, sea views, and stunning National Trust land on your doorstep.

 Foodie heaven—Seafood, local produce, and quirky cafes make Ilfracombe a top spot for dining out.

 Arts & Culture—From Damien Hirst's iconic Verity statue to year-round festivals and live music, there's always something happening.

 Well connected—Barnstaple is just a 20-minute drive, offering easy links to the M5 and beyond.

If you've been looking for a home with character, a space to transform, and a location that offers both lifestyle and investment potential, this is it.



Finer Details



- 3 bedroom detached cottage
- Attached two storey barn
- Open Plan Kitchen Dining Room
- Living Room & Study/snug/bedroom 4
- Front and rear gardens
- Off road parking
- In need of some modernisation/refurbishment
- Potential to develop barn subject to planning consent
- Council Tax Band - D
- The property is not listed or in a conservation area
- Construction is largely brick and stone
- All mains services and utilities are connected
- The broadband speed available ranges from 17 Mbps to superfast 80 Mbps.
- Flood risk: Very Low
- High street, Harbour and Seafront nearby

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Watch the video



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