



Little Craig, Station Road, Ilfracombe, Devon, EX34 8DE





## Little Craig, Station Road, Ilfracombe, Devon, EX34 8DE

Guide Price £395,000

Offering highly adaptable and flexible accommodation over two floors and sitting on a generous, elevated plot with delightful sea glimpses from the lounge, this imposing and substantial detached home with ample parking and garaging has the potential to make a wonderful family home. The accommodation comprises a wide and welcoming entrance hallway, a delightfully light and airy double aspect sitting room, a well appointed kitchen/dining room with access onto the rear garden and two further ground floor reception rooms, which could be used as formal dining rooms, study or as additional bedrooms. Also on the ground floor, is a well fitted bathroom with three piece suite. On the first floor there is a double aspect Master Bedroom offering delightful glimpses of the sea and having built-in storage plus access to the expansive eves storage space. There are two other bedrooms on then first floor plus a well fitted shower room.

Outside the property, to the front is a sweeping tarmac driveway providing ample parking and giving access to the single garage with up and over door and fibreglass roof. Also to the front are charming and attractive raised flower beds plus steps to the front door. Immediately to the rear of the property are steps to a hardstanding area with timber shed and then a few additional steps to a delightful enclosed garden area. There is access around the side of the property as well.

# Little Craig, Station Road, Ilfracombe, Devon, EX34 8DE

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Substantial Detached Property  
Elevated Position Yet Close To The Town Centre  
Four / Five Bedrooms  
Double Aspect Lounge  
Flexible Layout  
Garage And Parking  
Charming Rear Gardens  
No Onward Chain



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## Entrance Hall

### Lounge

18' 5" x 13' 10" (5.61m x 4.22m)

### Dining Room

12' 4" x 8' 10" (3.76m x 2.69m)

### Kitchen

15' 5" x 9' 5" (4.70m x 2.87m)

### Bedroom / Study

12' 0" x 9' 5" (3.66m x 2.87m)

## Bathroom

7' 10" x 5' 6" (2.39m x 1.68m)

## Stairs to First Floor Landing

### Bedroom One

17' 8" x 9' 7" (5.38m x 2.92m)

### Bedroom Two

17' 7" x 12' 2" (5.36m x 3.71m)

### Bedroom Three

8' 11" x 7' 2" (2.72m x 2.18m)

## Shower Room

### Outside

Approaching Ilfracombe from the direction of Braunton, continue over the Mullacott Cross roundabout and follow the A361 as it leads towards the town. Upon reaching the mini roundabout turn sharp left onto Station Road and the property will be seen a short distance up on the right hand side with a For Sale clearly displayed.

## SERVICES

Services: We understand from the sellers that All Mains Services Are Available.

Council Tax Band: C.

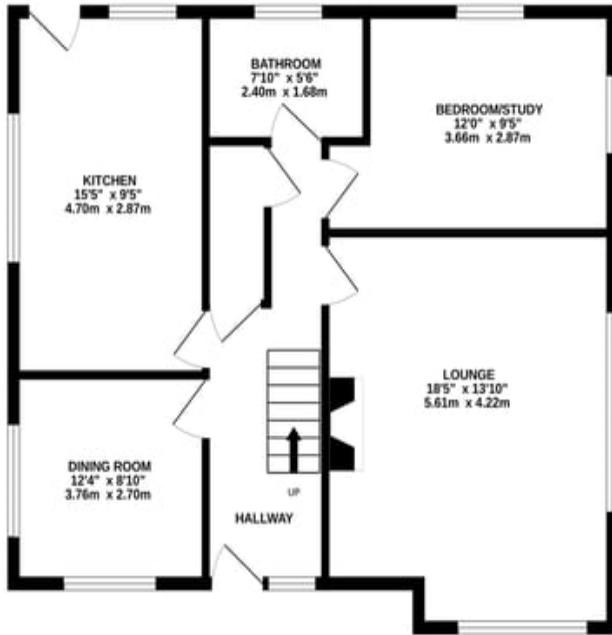
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

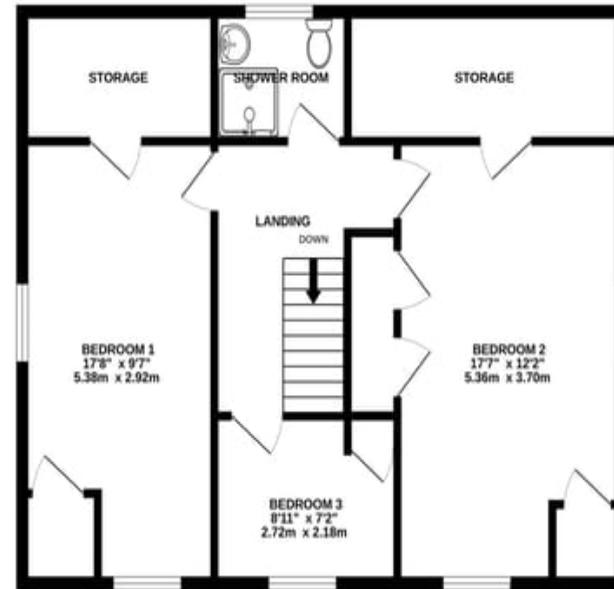
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**GROUND FLOOR**  
724 sq.ft. (67.3 sq.m.) approx.



**1ST FLOOR**  
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 sq.m.) approx.  
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(54-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		66	81
England, Scotland & Wales			
EU Directive 2002/91/EC			



