



Hillsborough Terrace, Ilfracombe, Devon, EX34 9NR



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Offers Over £600,000

Built in the 18th century as an imposing gentleman's residence and now offering a stunning and spacious family home with superb views and 3 valuable parking spaces. The house abounds with period touches from the high ceiling and deep sash windows as well as the decorative ceiling cornices throughout the property. The impressive accommodation is approached over Slate flagged steps to the imposing portico with columns and the entrance door opens into the ENTRANCE LOBBY, itself an impressive space with period ceiling architrave detailing, timber floor and part glazed door with glazed fanlight over to HALLWAY, which enjoys much of the same period detailing with staircase rising to the upper floors and with access beneath to the LOWER GROUND FLOOR, which offers a LOBBY with slate flagged floor, a spacious RECEPTION ROOM with double glazed window to rear and the KITCHEN/BREAKFAST ROOM with sash widow, superb central island with breakfast bar, extensive worktop with inset contemporary style sink, space for Range cooker, extensive range of eye and base level storage cupboards, space and plumbing for fridge/freezer, door to outside, two PANTRY CUPBOARDS with storage and space for further appliances, contemporary vertical radiator. UTILITY/LAUNDRY ROOM with sash window and door to outside. The REAR LOBBY has timber flooring, a walk-in cloak cupboard, window, W/C and REAR LOBBY with TWO STORAGE ROOMS and door to rear courtyard. The principal room on this floor is the spacious and impressive SITTING ROOM, a double aspect room with sash widow to front enjoying sea views, further sash window to rear, high ceilings with decorative corning. Rising to the FIRST FLOOR, there is a HALF LANDING with door opening to BEDROOM with double glazed window and door off to further room. Steps lead up to the LANDING with doors off to the DRAWING ROOM, a superb example of Georgian elegance with two floor to ceiling sash windows overlooking the balcony and with sweeping panoramic views beyond to the harbour, Capstone and the open sea beyond. There is a working fireplace and most impressively high ceilings with period corning and timber floors. Also on the first floor, is a spacious DOUBLE BEDROOM with double glazed window to rear and a spacious EN-SUITE SHOWER with double shower cubicle, W/C and basin. Stairs continue to the SECOND FLOOR HALF LANDING with impressive ceiling arch and twin Velux style windows. The FAMILY BATHROOM has a bathtub, double shower cubicle, W/C and twin hand basins as well as a most stylish designer radiator with copper finish. There is a further BEDROOM/STUDY with sash window. On the SECOND FLOOR LANDING are doors to the MASTER BEDROOM with sash window offering stunning sea views plus a further BEDROOM with superb sea views. Stairs lead up to the THIRD FLOOR LANDING with skylight window, loft access hatch and doors off to FOUR FURTHER BEDROOMS, two with sea views, two with views to rear and a SHOWER ROOM with shower cubicle, W/C and basin.

At the OUTSIDE FRONT of the property are THREE PARKING SPACES. Whilst to the rear, is a Slate flagged COURTYARD on two levels with storage and rear pedestrian gate for access.

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Imposing Georgian Period Town House
Stunning Sea Views From The Front Elevation
Impressive Drawing Room With Floor To Ceiling Sash Windows And Working Fireplace
Two Further Reception Rooms
High Quality Contemporary Fitted Kitchen/Breakfast Room
Master Bedroom With Sea Views
7 Further Bedrooms
Abounds With Period Decorative Features, Much Original Character
Extensive Accommodation Over 5 Floors
3 Valuable Parking Spaces
Rare Opportunity



GROUND FLOOR

Entrance Porch

Hallway

With stairs to Basement Floor and stairs to First Floor Landing.

Living Room

15' 10" x 17' 8" (4.83m x 5.38m)

Dining Room

15' 10" x 12' 11" (4.83m x 3.94m)

Cloakroom

W/C

Storage Areas To Rear

BASEMENT FOOR

Kitchen

15' 3" x 16' 10" (4.65m x 5.13m)

Utility Room

6' 0" x 8' 3" (1.83m x 2.51m)

Pantry

5' 6" x 7' 5" (1.68m x 2.26m)

Living Room

15' 0" x 12' 6" (4.57m x 3.81m)

Rear Utility Room

9' 1" x 9' 10" (2.77m x 3.00m)

FIRST FLOOR

Living Room

22' 8" x 17' 1" (6.91m x 5.21m)

Bedroom One

15' 10" x 14' 4" (4.83m x 4.37m)

En-Suite Shower Room

Bedroom Two

10' 11" x 15' 0" (3.33m x 4.57m)

Dressing Room

En-Suite Shower Room

SECOND FLOOR

Bedroom Three

16' 0" x 14' 10" (4.88m x 4.52m)

Bedroom Four

13' 2" x 16' 6" (4.01m x 5.03m)

Bedroom Five

9' 6" x 12' 8" (2.90m x 3.86m)

Family Bathroom

Study

11' 1" x 10' 3" (3.38m x 3.12m)

THIRD FLOOR

Bedroom Six

11' 10" x 16' 2" (3.61m x 4.93m)

Bedroom Seven

11' 10" x 10' 8" (3.61m x 3.25m)

Bedroom Eight

10' 7" x 7' 8" (3.23m x 2.34m)

Bedroom Nine

10' 8" x 7' 5" (3.25m x 2.26m)

Shower Room

Outside

To the front of the property, there are 3 parking spaces. Whilst to the rear, there is a slate flagged courtyard on two levels with storage and rear pedestrian gate for access.

SERVICES

Services: We understand all mains services are available.

Council Tax Band: D.

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

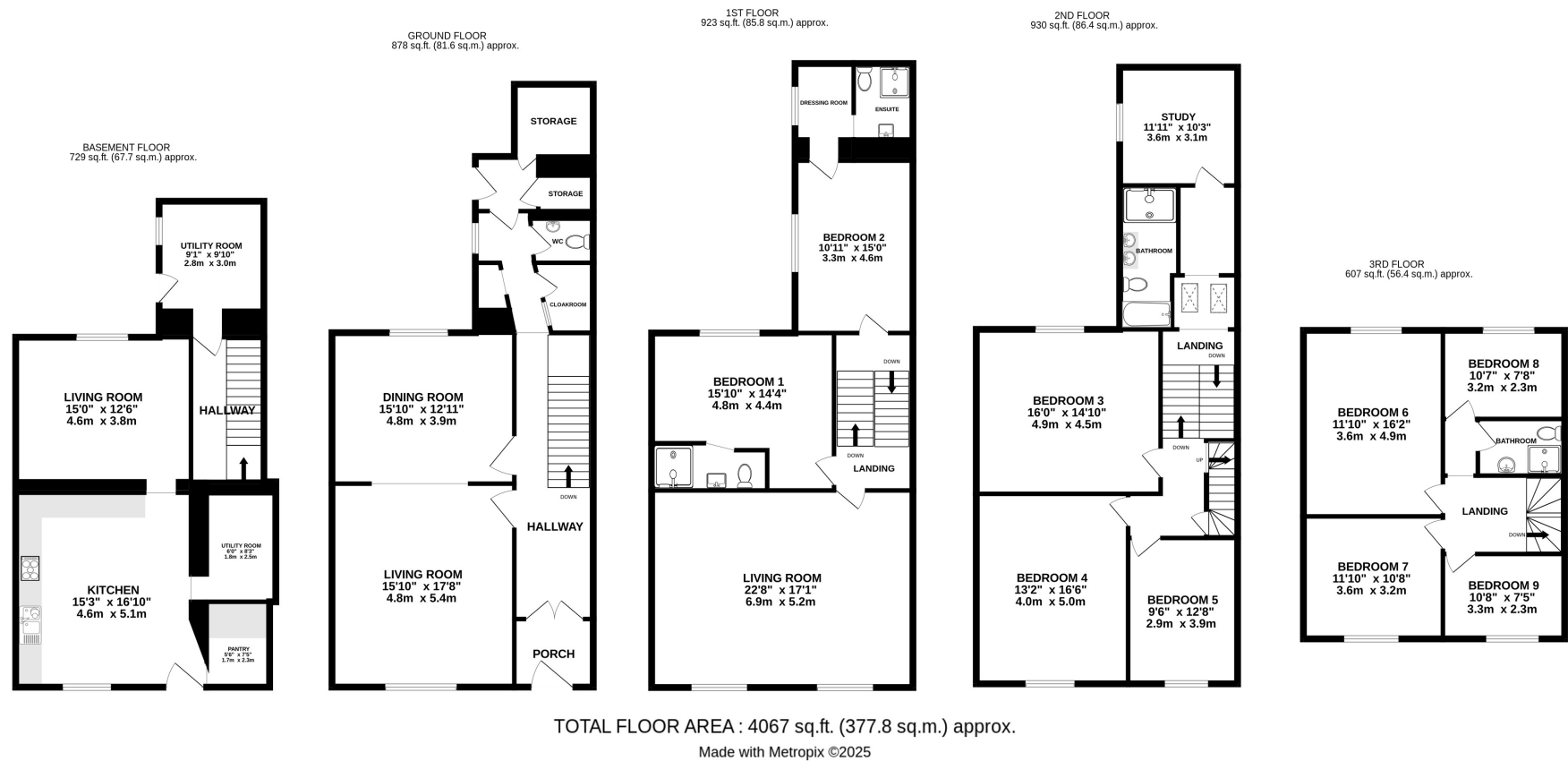
EPC Energy Rating: The Property Is Listed.

DIRECTIONS

To locate the property, follow SatNav reference EX34 9NR where a FOR SALE sign will be found.

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