Bond Oxborough Phillips

Changing Lifestyles

Harbour Hideaway
4 Albert Court
Ilfracombe
Devon
EX34 9EB

Guide Price: £300,000 Freehold







01271 866 699
ilfracombe@boppproperty.com

Harbour Hideaway, 4 Albert Court, Ilfracombe, Devon, EX34 9EB

Harbour Hideaway – Where Cottage Charm Meets Contemporary Coastal Living...

- Beautiful character features
- Spacious accommodation
- 3 generous bedrooms with ensuites
- Low maintenance garden
- Perfect for investors
- Gross turnover of £38,000 pa
- Near the famous Ilfracombe Harbour
- EPC: E
- Council Tax Band: N/A - Holiday let business rates







Harbour Hideaway is a truly exceptional coastal residence, perfectly positioned just moments from Ilfracombe's picturesque harbour and sandy beach. Immaculately presented and brimming with charm, this unique three-bedroom link-detached home artfully blends the character of a traditional cottage with the comfort and elegance of contemporary living.

Originally formed from two charming cottages, this exceptionally spacious home enjoys a distinctive and versatile layout complete with two staircases and a wealth of character throughout. The lounge, master bedroom, twin bedroom and main bathroom are all situated within the detached section, creating an appealing sense of privacy and separation rarely found. The iconic white façade, enhanced by a striking porthole window, adds to the property's kerb appeal and timeless coastal character.

Set across three beautifully appointed floors, Harbour Hideaway offers three en-suite double bedrooms, generous reception rooms and a bright conservatory that flows seamlessly into the private courtyard garden. Inside, character features including exposed beams, slate hearths and latch-style doors are balanced with stylish modern touches to create a warm yet refined coastal retreat.

The outdoor spaces are equally impressive. To the rear, a peaceful walled garden provides the perfect setting for alfresco dining, while the elevated roof terrace is a true highlight. Bathed in sunshine and thoughtfully designed for low maintenance, it features a hot tub, outdoor shower and private screening, making it ideal for entertaining or simply unwinding in style.

Currently operating as a highly successful holiday let, Harbour Hideaway has achieved an average gross turnover of £38,000 over the past three years and has proudly earned the Customers' Choice Award for seven consecutive years.

With its enviable harbour-side location, unique character, versatile layout and proven holiday let performance, Harbour Hideaway represents a rare opportunity whether as a stylish permanent residence, a luxurious second home or a lucrative investment.

01271 866 699
ilfracombe@boppproperty.com

Harbour Hideaway, 4 Albert Court, Ilfracombe, Devon, EX34 9EB

Changing Lifestyles

Harbour Hideaway – Where Cottage Charm Meets Contemporary Coastal Living...





Ilfracombe is a historic Victorian seaside resort and provides shopping facilities as well as other amenities such as banks, library, post office, schools and cinema etc. There are a number of attractions within walking distance including Damien Hirst's now famous Verity statue situated on the harbour, the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches and many more. You will find numerous events and festivals throughout the year, many based on the quayside at the historic harbour and at the prestigious Landmark Theatre on the seafront. There are many fine and award-winning beaches close by, from secluded coves to wide stretches of golden sand with crashing surf. For a unique beach experience visit 'The Tunnels' in Ilfracombe, holders of a blue flag and seaside award, or Hele Bay to the east of the town, also award winners, for good bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are within easy motoring distance, whilst North Devon's regional centre of Barnstaple is approximately 20 minutes' driving time.





01271 866 699
ilfracombe@boppproperty.com

Harbour Hideaway, 4 Albert Court, Ilfracombe, Devon, EX34 9EB

Harbour Hideaway – Where Cottage Charm Meets Contemporary Coastal Living...

Changing Lifestyles

Internal Description

Main Entrance - UPVC double glazed door leading to;

Kitchen - 14'2" x 8'4" (4.32m x 2.54m)
UPVC double glazed window with slate window sills to front elevation, a range of wall and base units. Breakfast bar area, UPVC double glazed window to front elevation, integrated dishwasher, washing machine & fridge/freezer, wood grain effect countertops, tiled splash backing, sink and drainer inset into countertops, induction hob with extractor fan above, tiled flooring, radiators, door leading to;

Living Room - 14'11" x 14'2" (4.55m x 4.32m)
UPVC double glazed window to side elevation, window to rear elevation, wooden partly glazed door leading to conservatory, log burner with feature fire surround and inglenook above, character beams, location of gas meter, stairs to upper floors, radiator, door leading to;

Dining Room - 13'5" x 11'9" (4.1m x 3.58m)
UPVC double glazed window to side elevation, UPVC double glazed door leading to separate access, partly glazed window to rear elevation x2, wooden flooring, stone and cobb feature wall, exposed beams, understairs storage cupboard, stairs leading to;

Bedroom Two - 11'10" x 8'10" (3.6m x 2.7m)
Feature fire place, character beams, UPVC double glazed French doors leading to outside, door leading to;

Ensuite Bathroom - 12'9" x 5'3" (3.89m x 1.6m)
UPVC double glazed window to side elevation, tiled flooring, dado rails, cladding, panel bath with rainfall shower attachment above, tiled splash backing, cladding, low level flush W.C, wash hand basin with storage below and vanity above, heated towel rail, storage cupboard housing combi boiler, additional storage cupboard.

Bedroom One - 15'11" x 14'7" (4.85m x 4.45m)
UPVC double glazed windows front and side elevation, exposed beams, radiator x2, door leading to;

Ensuite Bathroom - 8'3" x 4'1" (2.51m x 1.24m)
Low level flush W.C, heated towel rail, wall mounted wash hand basin with storage below, tiled splash backing, single shower cubicle with wall mounted and handheld attachment, spotlights, extractor fan.

Bedroom Three - 8'7" x 11'9" (2.62m x 3.58m)
UPVC double glazed window to side elevation, UPVC double glazed door to side elevation leading to garden, porthole window with brick surround, built in wardrobe, exposed beams, radiator, door leading to;

Ensuite Bathroom - 3'5" x 5'8" (1.04m x 1.73m)
UPVC double glazed obscure window to side elevation, double shower cubicle with handheld shower attachment, low level flush W.C, heated towel rail, wash hand basin with vanity above and storage below, tiled splash backing.

Outside Externally, Harbour Hideaway is equally impressive, with a welcoming gated courtyard at the front and a private walled garden at the rear, perfect for alfresco dining. A standout feature is the elevated roof terrace, enjoying a sunny aspect and high degree of privacy, complete with hot tub, outdoor shower and stylish screening, creating an idyllic space for entertaining or unwinding in true coastal style.

AGENT NOTES - This property is a traditional stone and brick construction, located in an area with a very low flood risk. It has direct connections to mains gas, electricity, sewage and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 17 Mbps and Superfast at 80 Mbps. Mobile service coverage is okay. Currently, there are no planning permissions in place for this property or any nearby properties. The property does not involve any shared access or rights of way. Property has an EPC rating of E and the council tax is not applicable due to paying Business rates as its currently a holiday let.

01271 866 699
ilfracombe@bopproperty.com

Harbour Hideaway, 4 Albert Court, Ilfracombe, Devon, EX34 9EB

Changing Lifestyles

Harbour Hideaway – Where Cottage Charm Meets Contemporary Coastal Living...



Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

Harbour Hideaway, 4 Albert Court, Ilfracombe, Devon, EX34 9EB

Harbour Hideaway – Where Cottage Charm Meets Contemporary Coastal Living...









Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

Harbour Hideaway, 4 Albert Court, Ilfracombe, Devon, EX34 9EB

Harbour Hideaway – Where Cottage Charm Meets Contemporary Coastal Living...



Floor 0



Floor 1



Floor 2

Approximate total area(1)

1098 ft²

101.9 m²

Reduced headroom

29 ft²

2.7 m²

(1) Excluding balconies and terraces

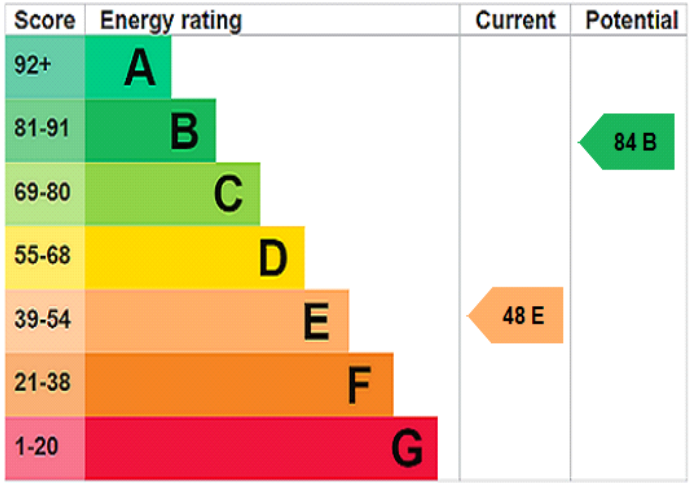
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Directions

From our Ilfracombe office, continue along until you reach the turning on your left for Summers Crescent. Follow the road down the hill and take a right at the bottom. After exiting, turn right again onto Mill Head Road. On the left-hand side you will see a narrow entrance leading by foot onto Albert Court, where Number 4 is located at the end of the path. Alternatively, set directions to Ropery Car Park. From there, a small pathway at the rear of the car park provides access directly onto Albert Court.

Harbour Hideaway, 4 Albert Court, Ilfracombe, Devon, EX34 9EB

Harbour Hideaway – Where Cottage Charm Meets Contemporary Coastal Living...

Changing Lifestyles

We are here to help you find and buy your new home...

119 High Street
Ilfracombe
Devon
EX34 9EY
Tel: 01271 866 699
Email: ilfracombe@boppproperty.com



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

01271 866 699

for a free conveyancing quote and mortgage advice.

