



Bond
Oxborough
Phillips

Changing Lifestyles

7 Furze Hill Road
Ilfracombe
Devon
EX34 8HN

Guide Price: £350,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

7 Furze Hill Road, Ilfracombe, Devon, EX34 8HN



Elegance, comfort, and everyday practicality meet in this character-rich six-bedroom home set in a sought after location...

- Six bedrooms
 - Sought-after location
 - Excellent transport links
 - Stunning marble fireplace
- Three spacious reception rooms
 - Master bedroom walk-in closet
 - Open-plan kitchen
- Two bathrooms with rain showers
 - Parking and garden
- Nearby schools and amenities
 - EPC: D
 - Council Tax Band: D



We are delighted to offer this beautifully presented six-bedroom terraced home, ideally located in a highly desirable area with excellent transport links, well-regarded schools, local amenities, and picturesque walking routes.

This spacious and character-filled property is perfect for families or investors seeking a well-maintained and versatile home. The interior blends classic charm with modern convenience, featuring three generous reception rooms with large windows, offering bright and flexible living spaces ideal for relaxing or entertaining.



The open-plan kitchen is a true highlight, offering built-in pantries, a breakfast bar, dining area, feature fireplace, and a large bay window that fills the space with natural light, making it perfect for family meals and social gatherings.

Upstairs, the home offers six well-proportioned bedrooms, including a luxurious master with a walk-in wardrobe and elevated town views. The additional bedrooms offer flexibility for growing families, guests, or home working.

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Ilfracombe is an 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 the 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.



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Main Entrance - UPVC double glazed door leading to;

Entrance Porch - UPVC double glazed window to front elevation, dado rails, ceiling coving, door leading to;

Hallway - UPVC double glazed door to rear elevation providing garden access, original Victorian tiles, dado rails, stairs to first floor, useful storage space, understairs storage, radiator, door leading to;

Open Plan Kitchen/Diner

Dining Area - 17'3" x 10'11" (5.26m x 3.33m)

UPVC double glazed bay window to front elevation, wooden flooring, original feature fire place with log burner, ceiling coving, radiator.

Kitchen - 16'7" x 17'2" (5.05m x 5.23m)

UPVC double glazed windows to rear elevation, UPVC Velux window to rear elevation, a range of wall and base units, drinks fridge, Quartz effect countertops, Zanussi 4 ring induction hob inset into countertops with extractor fan above, integrated Zanussi microwave and oven, useful cupboards with electrical outlets, integrated fridge/freezer, undermount sink inset into countertops with drainer, Beko dishwasher, spotlights, tiled splash backing, wooden effect flooring.

Living Room - 15' x 10'9" (4.57m x 3.28m)

UPVC double glazed window to front elevation, ceiling coving, radiator.

Reception Room Two - 9'10" x 10'2" (3m x 3.1m)

UPVC double glazed window to rear elevation, radiator.

Utility Room - 5'7" x 6'3" (1.7m x 1.9m)

UPVC double glazed frosted window to side elevation, plumbing for washing machine, space for tumble dryer, base unit with stainless steel sink and drainer inset into the work surface, low level push button W.C, heated towel rail.

Half Landing - Dado rails.

Landing - Stairs to upper floor, door leading to;

Bathroom - 6'11" x 5'2" (2.1m x 1.57m)

UPVC double glazed frosted window to front elevation, panel bath with shower attachment above, extractor fan, tiled splash backing, pedestal wash hand basin with vanity mirror above, low level push button W.C, tiled flooring, heated towel rail.

Bedroom One - 11'1" x 9'9" (3.38m x 2.97m)

UPVC double glazed window to front elevation enjoying breathtaking views, radiator, walkway leading to.

Dressing Room - 9'11" x 9'2" (3.02m x 2.8m)

UPVC double glazed window to rear elevation, gas combi boiler location, radiator.

Bedroom Two - 11'5" x 11'2" (3.48m x 3.4m)

UPVC double glazed window to front elevation, radiator.

Bedroom Three - 10' x 10'11" (3.05m x 3.33m)

UPVC double glazed window to rear elevation, radiator.

Half Landing - UPVC double glazed window to rear elevation, dado rails.

Landing - Door leading to;

Bedroom Four - 10'10" x 10'10" (3.3m x 3.3m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Five - 11'1" x 11' (3.38m x 3.35m)

UPVC double glazed window to front elevation, radiator.

Bedroom Six - 10'1" x 9'1" (3.07m x 2.77m)

UPVC double glazed window to rear elevation, radiator.

Home Office - 11'2" x 7'3" (3.4m x 2.2m)

UPVC double glazed window to front elevation, radiator.

Bathroom - 7'11" x 7'5" (2.41m x 2.26m)

Shower cubicle, pedestal wash hand basin with vanity mirror above, low level flush W.C, vinyl flooring, extractor fan.

Outside - At the front of the property, unrestricted parking is available at road level. Steps and a gently winding path lead up through a well-maintained garden filled with mature shrubs and plants. A gravelled seating area just outside the house offers lovely views across the town towards the Torrs and Cairn. A real highlight is the generous decked terrace, which is perfect for relaxing or entertaining, boasting elevated views and a glimpse of the sea.

To the rear, there is a practical concrete yard with an outside tap and lighting, extending the full width of the property. Steps lead up to a raised paved terrace with a large wooden workshop or storage shed. Further parking is also available on Park Hill Road at the back.

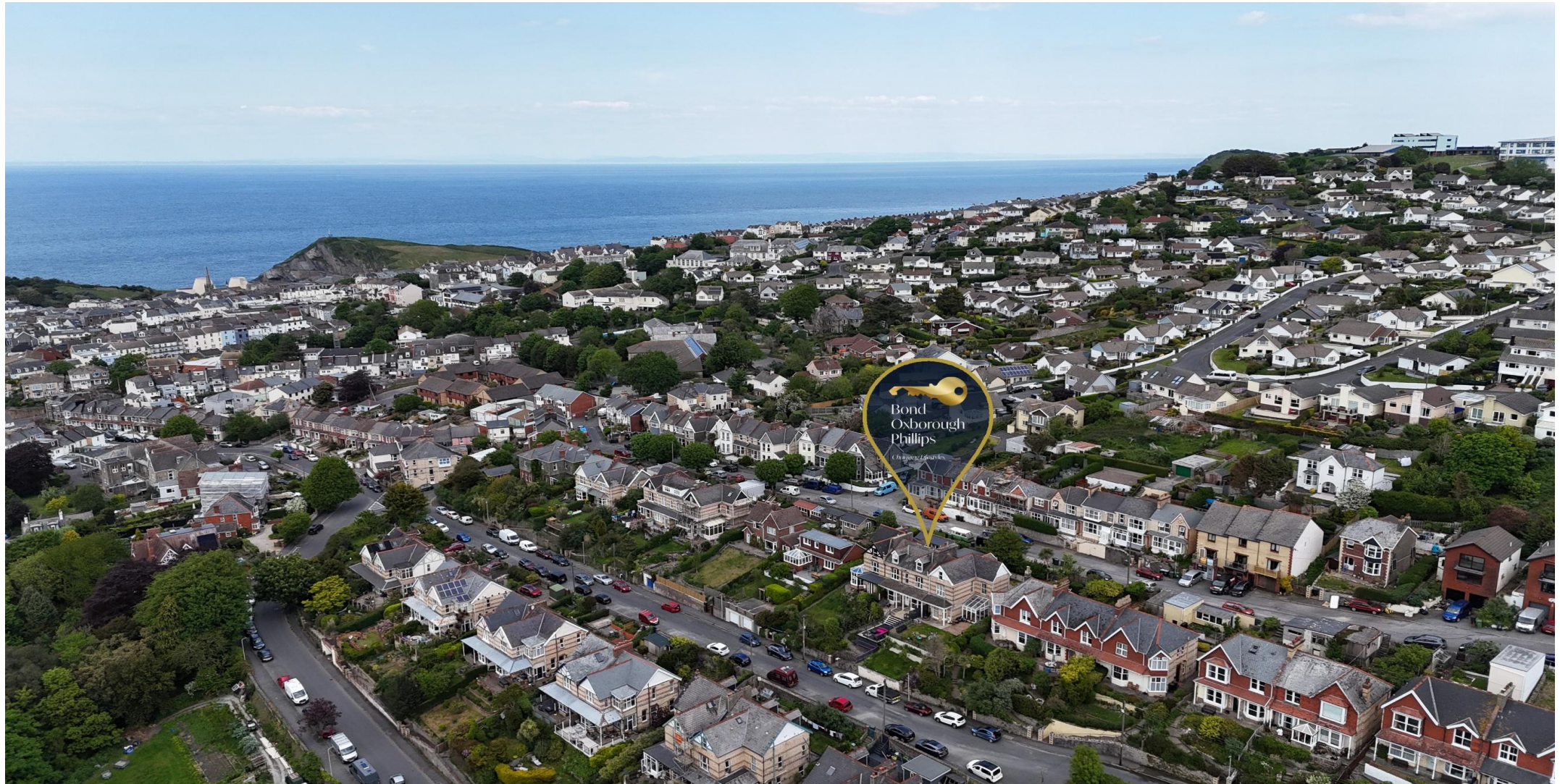
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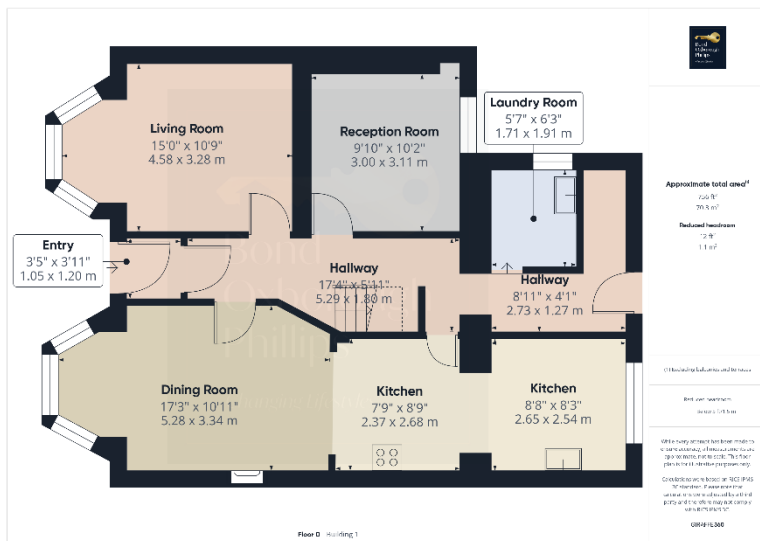


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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 Ilfracombe Town Centre with our office on your left hand side, proceed along the High Street, take the left hand turning, opposite Co-op, on to Marlborough Road, continue up the hill and take the right hand turning onto St. Brannocks Park Road. Continue along this road for a short distance and take the left hand turning after Horne Park Road onto Furze Hill Road and property will be found on the left hand side.



AGENT NOTES - This property is a traditional stone and brick construction, located in an area with no flood risk. It has direct connections to mains gas, electricity and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 17 Mbps, Superfast at 80 Mbps. Mobile service coverage is very good. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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

119 High Street

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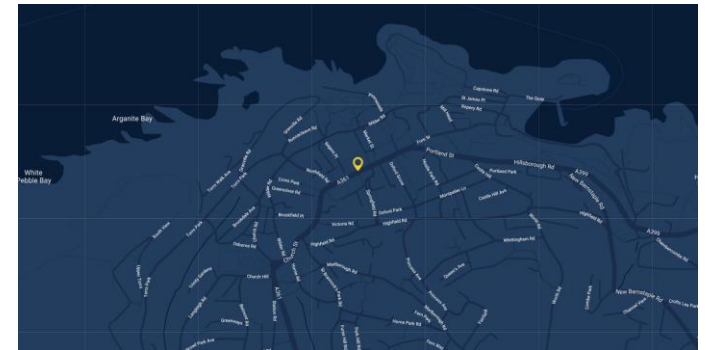
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