



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

92 Fern Way  
Ilfracombe  
Devon  
EX34 8JS

**Asking Price: £335,000 Freehold**



Changing Lifestyles

01271 866 699  
[ilfracombe@boproperty.com](mailto:ilfracombe@boproperty.com)

92 Fern Way, Ilfracombe, Devon, EX34 8JS

4-bedroom detached house with off-road parking, garage and incredible sea views...



- 4 bedrooms
- Amazing sea views
  - Garage
- Off-road parking
- Tiered garden
  - 2 balconies
- Open-plan lounge/diner
  - Convenient location
    - EPC: C
  - Council Tax Band: D



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## Changing Lifestyles

4-bedroom detached house with off-road parking, garage and incredible sea views...

A beautifully situated four-bedroom detached upside-down style house located in a popular residential area, offering stunning panoramic views across the Bristol Channel and The Torrs. This extended property benefits from an integral garage and generous internal accommodation, making it an ideal family home or a spacious additional residence.

The ground floor comprises 2 bright and spacious bedrooms with the main offering an ensuite shower room whilst upstairs, the property offers 2 well-proportioned bedrooms with one having access to a private balcony to relax and take in the views, family bathroom, kitchen and an open plan lounge/diner with another balcony off of the dining room, all benefitting from good natural light.

Externally, the rear garden is private and offers both a lawned area and patio making it a superb space for outdoor living with the sea as a backdrop from the top aspect. To the front, a driveway provides off road parking and a garage.

A rare opportunity to acquire a home in this location, early viewing is highly recommended. No onward chain.

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. Visit 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.

**Main Entrance** - UPVC double glazed door and window leading to;

**Entrance Hall** - 14'3" x 4'9" (4.34m x 1.45m)  
Stairs to upper floors, radiator, door leading to;

**Bedroom Three** - 9'3" x 12'1" (2.82m x 3.68m)  
UPVC double glazed window to front elevation enjoying sea views, radiator, door leading to;

**Understairs Storage** - 7'2" x 6'2" (2.18m x 1.88m)  
UPVC double glazed window to side elevation, radiator.

**Bedroom One** - 11'1" x 14'3" (3.38m x 4.34m)  
UPVC double glazed window to front elevation, fitted wardrobes, radiator, door leading to;

**Ensuite Shower room** - 8'2" x 3'1" (2.5m x 0.94m)  
Low level W.C, pedestal wash hand basin, shower cubicle, extractor fan, partly tiled splashback, floor tiles.

**Stairs To Upper Floor** - UPVC double glazed window to side elevation.

### First Floor

**Landing** - Door leading to;

**Bedroom Four** - 8'5" x 10'3" (2.57m x 3.12m)  
UPVC double glazed window to rear elevation, radiator.

**Bathroom** - 8'4" x 6'10" (2.54m x 2.08m)  
UPVC double glazed windows to rear elevation, P-shaped bath with electric shower over, low-level push button W.C, vanity wash hand basin, partly tiled splash backing, heated towel rail, extractor fan.

**Kitchen** - 9'2" x 13'5" (2.8m x 4.1m)

UPVC double glazed window to rear and side elevation, UPVC double glazed door leading to outside, a range of wall and base units, stainless steel bowl sink inset into countertops, integrated hob and oven, space for additional appliances, boiler location.

**Open Plan Lounge/Diner** - 11'10" x 15'6" (3.6m x 4.72m)

UPVC double glazed window to front elevation, sliding door to balcony, UPVC double glazed French doors leading to outside, gas fire place with surround, radiator.

**Bedroom Two** - 13'2" x 8'10" (4.01m x 2.7m)

UPVC double glazed French doors and window to front elevation leading to balcony, radiator.

**Garage** - 8'6" x 18'11" (2.6m x 5.77m)

Up and over door, power and lighting, outside tap.

**Outside** - To the front aspect is off road parking for 2 cars, a front garden with gravelled stones with steps leading up to the side. Here is a patio area with a garden shed and as approaching the rear garden is a nature pond and a tiered patio garden with a gentle sloping lawn at the top tier which is surround by shrubs and amazing sea and hillside views.

**Agent's Notes** - This property is a traditional stone and brick construction with a clay tiled roof as well as a fibreglass flat roof on balconies, located in an area with very low flood risk. It has direct connections to mains electricity, gas, drainage and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 15 Mbps, Superfast at 44 Mbps and Ultrafast at 900 Mbps. Mobile service coverage is very good. Currently, there are no planning permissions in place for this property or any nearby properties other than the new development on 'Seascape' on The Shields. The property does not involve a shared access or no rights of way access.

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4-bedroom detached house with off-road parking, garage and incredible sea views...



All material information provided is intended for guidance only. While we strive to ensure accuracy, we cannot guarantee the completeness or reliability of the information. Prospective buyers and tenants are advised to conduct their own investigations and seek professional advice before making any decisions. We accept no liability for any inaccuracies or omissions in the information provided.

### Directions

From our Ilfracombe office with the premises on your left-hand side, proceed along Ilfracombe High Street taking the first left hand turn onto Marlborough Road. Continue up Marlborough Road towards the Cemetery for approximately 0.5 miles and take the second right hand turn onto The Shields. Follow the road for approximately 50 yards and bare right continue down this road and the property can be found on your left-hand side with a 'For Sale' board clearly displayed.

### 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.

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.

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