



Bond
Oxborough
Phillips

Changing Lifestyles

Murway
West Down
Ilfracombe
Devon
EX34 8NF

Guide Price: £625,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Murway, West Down, Ilfracombe, Devon, EX34 8NF



Spectacular 5 bedroom detached house set in a sought after village offering ample parking and beautiful views...

- 5 Bedrooms
- Sought after village
- Beautiful countryside views
 - Double garage
 - Off road Parking
- Ground floor main bedroom with en suite
 - South facing garden
- Church and village outlook
 - EPC: C
 - Council Tax Band: E



Located in the desirable and sought after village of West Down, this stunning detached house boasts five bedrooms, two bathrooms offering ample space for a growing family with great potential to extend further (STPP) should you wish to. The property offers warmth and charm, with a cosy ambiance that will make you feel right at home especially with its log burner for the winter months. The spacious interiors are flooded with natural light, creating a bright and airy atmosphere throughout with fantastic village, church and countryside views.

Situated in a peaceful setting, this property offers a tranquil retreat and the south facing garden provides the perfect outdoor space for relaxing or entertaining guests with the combination of both patio areas and lawn. Parking is made easy with the convenience of off road parking for more than 3 vehicles as well as a double garage and potential office / workshop area adjoined.



This property is ideal for those seeking a comfortable and inviting family home in a desirable location. Don't miss out on the opportunity to make this your own slice of paradise. Contact us today to arrange a viewing and experience the charm of this delightful property for yourself.

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Agent Notes - This property is a traditional stone and brick construction with concrete tiled roof, 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 1 Mbps, Superfast at 80 Mbps. Mobile service coverage is good. Currently, there are no planning permissions in place for this property or any nearby properties. The property does not involve any shared access but does involve a rights of way for access for the other two houses in private cul de sac however, the road is owned by this property and we understand the maintenance of the road would be split between all three houses.



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.

There is access from both sides to the rear aspect with concrete slabs and the rear garden offers a blend of a gentle sloping lawn perfect for enjoying sunshine and views with potted plants, shrubs as well as a patio area great for table, chairs and outdoor dining.



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Main Entrance - UPVC double glazed doors and window leading to;

Entrance Porch - 8'2" x 2'9" (2.5m x 0.84m)

Partly glazed door and window leading to;

Hallway - 6'7" x 8'8" (2m x 2.64m)

Stairs to upper floors, storage cupboard, radiator, door leading to;

Bedroom Five/Office - 8'4" x 8'4" (2.54m x 2.54m)

UPVC double glazed window to front elevation, radiator, door leading to;

W.C - 8'4" x 3'10" (2.54m x 1.17m)

Low level W.C, pedestal wash hand basin, tiled splash backing, extractor fan, radiator.

Kitchen - 11'9" x 14'11" (3.58m x 4.55m)

UPVC double glazed window to front elevation providing hillside and church views, a range of wall and base units, integrated hob with extractor hood over, sink and a half plus drainer inset into the worktops, tiled splash backing, integrated dishwasher, integrated dual oven and grill, integrated fridge/freezer, tiled flooring, ceiling coving, radiator, doorway leading to;

Utility Room - 9'6" x 7'3" (2.9m x 2.2m)

UPVC double glazed window to rear elevation, wood countertops, space for washing machine/tumble dryer, Belfast sink inset into countertops, UPVC double glazed door leading to outside, tiled flooring, combi boiler location, door leading to;

Garage - 19'7" x 18'9" (5.97m x 5.72m)

UPVC double glazed window to rear elevation, UPVC double glazed door to side elevation, storage space, electric roller doors.

Office/Workshop - 9'2" x 7'9" (2.8m x 2.36m)

UPVC double glazed dual aspect windows to front and rear elevation, power and lighting.

Understairs Storage

Main Bedroom - 13'5" x 13'8" (4.1m x 4.17m)

UPVC double glazed window to side elevation, built in wardrobes, radiator, door leading to;

Ensuite Bathroom - 5'10" x 12'8" (1.78m x 3.86m)

UPVC double glazed window to front elevation, tiled walls from floor to ceiling, low level W.C, Bidet, vanity integrated wash hand basin, walk in shower cubicle, panel bath.

Dining Room - 12'3" x 10'9" (3.73m x 3.28m)

UPVC double glazed window to rear elevation, electric roller blind, ceiling coving, radiator, open archway leading to;

Lounge - 13'3" x 25'3" (4.04m x 7.7m)

UPVC double glazed window to side elevation, UPVC double glazed bay window to rear elevation, UPVC double glazed doors to side elevation and outside, inglenook fire place and log burner, radiator.

First Floor

Landing - 12'5" x 4'9" (3.78m x 1.45m)

Velux window to front elevation, radiator, doors leading to;

Bedroom Two - 11'8" x 16'8" (3.56m x 5.08m)

UPVC double glazed window to rear elevation built in wardrobes, radiator.

Airing cupboard - Cupboard housing immersion heater.

Bedroom Three - 13'5" x 10'9" (4.1m x 3.28m)

UPVC double glazed window to rear elevation, cupboard storage, radiator.

Bathroom - 5'9" x 10'4" (1.75m x 3.15m)

UPVC double glazed window to front elevation, panel bath, low level W.C, vanity integrated wash hand basin, step in and walk up cubicle shower, tiled from floor to ceiling, extractor fan, radiator.

Bedroom Four - 10'1" x 8'9" (3.07m x 2.67m)

UPVC double glazed window to side elevation, eaves storage, radiator.

Outside To the front of the property can be found off road parking for more than 3 vehicles, a double garage both via electric up and over doors. There is block pavement on the driveway and gravelled stones to the side with pergola and potted plants. Approaching the main entrance there is a range of shrubs partly enclosed by block walling.

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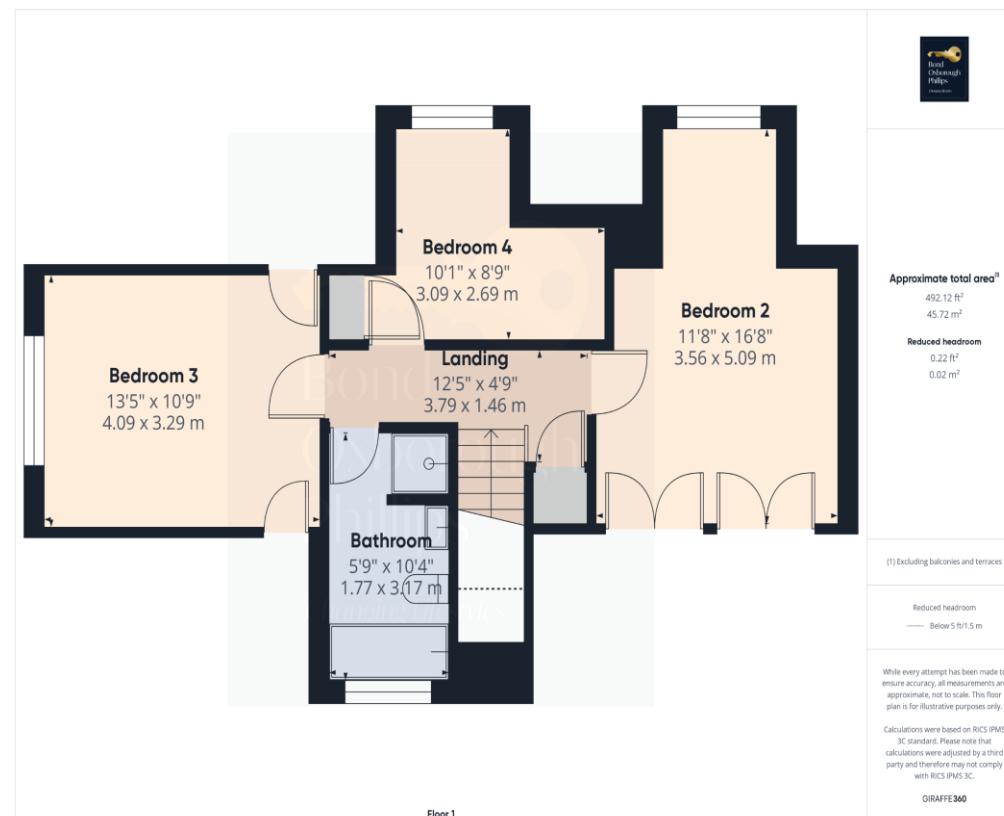


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Directions

From Ilfracombe proceed along the High Street, with our office on the left hand side, and proceed along the main road passing through both sets of traffic lights. At the mini roundabout take the first exit on to St. Brannocks Road and continue until you reach Mullacott Cross roundabout. At the roundabout take the first exit and continue along approximately 1 mile until you reach the West Down signpost. Turn right towards West Down and continue along this road for approximately 2 miles into West Down. Upon reaching the heart of the village take the right hand turn onto private road before Dean Lane where our 'For Sale' Board is and the property can be found on your left hand side.

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

119 High Street

Ilfracombe

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Tel: 01271 866 699

Email: ilfracombe@bopproperty.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

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for a free conveyancing quote and
mortgage advice.



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