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14 BEACH ROAD

Ilfracombe, Devon

£285,000 FREEHOLD

Predicted Rental Income £1,100pcm

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Just 100 metres from the sandy shores of Hele Beach, this beautifully presented coastal home offers the perfect mix of seaside charm and contemporary living. Inside, you'll find a bright lounge with a cosy wood-burning stove, a sleek modern kitchen with granite worktops and a 5-ring hob, and a master bedroom that opens onto a private sun deck. Outdoor spaces include a tiered garden with a fully equipped summerhouse and stunning sea views, a roof terrace with artificial turf, and off-road parking for two—ideal for relaxing, entertaining, or simply enjoying the coastal lifestyle. COUNCIL TAX BAND A.

Ilfracombe Office: 48 High Street, Ilfracombe, North Devon, EX34 9QB **Email:** ilfracombe@webbers.co.uk

Key Features

- 100m from Hele Beach, prime coastal spot
- Bright lounge with wood-burning stove
- Sleek kitchen with granite tops, 5-ring hob
- Master bedroom with private sun deck
- Garden with summerhouse and sea views
- Roof terrace, off-road parking for two vehicles

Overview

Located just a stone's throw (100 meters) from the picturesque Hele Beach, this beautifully presented 3-bedroom home offers the perfect blend of seaside charm and modern comfort.

Step inside to discover a thoughtfully extended lounge at the front, providing a bright and spacious living area ideal for relaxing or entertaining with a wood burning stove, perfect for winter nights. The contemporary kitchen is a real highlight, featuring sleek granite countertops, a 5-ring gas hob, and a stylish breakfast bar—perfect for morning coffee or casual meals.

Upstairs, the master bedroom opens out onto a private sun deck—your own peaceful retreat with space to unwind in the sea air. A modern bathroom includes a convenient cupboard housing a combination boiler, keeping everything tucked away and efficient. The other

Outdoor living is where this home truly shines. The rear garden is tiered and low maintenance, leading to a charming summerhouse complete with running water and electricity—ideal for use as a home office, studio, or entertaining space. From here, enjoy fantastic sea views that stretch out over the coastline.

The roof terrace, finished with artificial turf for easy upkeep, offers another panoramic spot to soak up the sun and ocean views. With off-road parking for two cars, this coastal gem is as practical as it is picturesque. Whether you're looking for a full-time home or a seaside escape, this property delivers location, lifestyle, and luxury in equal measure.





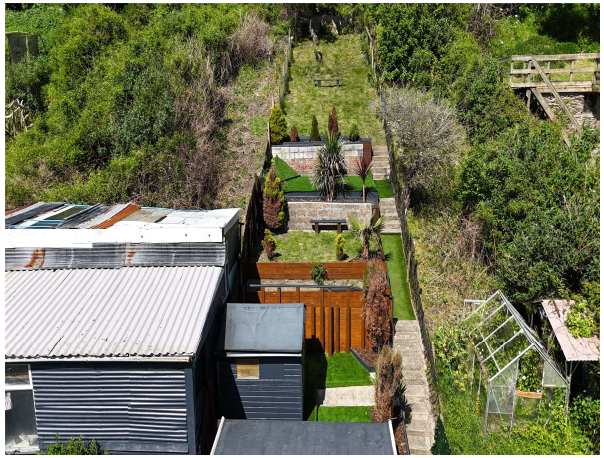















MIDLAND RAILWAY
NOTICE


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The Area

Nestled just moments from the golden sands, Hele is a charming coastal village that offers a peaceful seaside lifestyle with a strong sense of community. At its heart lies Hele Beach, a sheltered cove known for its natural beauty, rock pools, and calm waters—perfect for swimming, paddleboarding, or simply enjoying a quiet stroll along the shore. The beach is just a stone's throw from local homes, making it an integral part of daily life in the village. Whether you're sipping coffee with sea views or launching a kayak at sunrise, the beach is always within easy reach, offering a rare connection to nature that defines the unique appeal of living in Hele.





Directions

Starting from Webbers Estate Agents on High Street in Ilfracombe, head southeast and follow the road as it becomes Portland Street, then turn left onto Fore Street. Continue along this road as it becomes Chambercombe Road, winding gently downhill toward Hele Bay. Stay on Chambercombe Road until you reach the junction with Beach Road. Turn left onto Beach Road, and you'll find number 14 located on the left hand side, just a short distance from the beach. The entire journey is about 1.2 miles and takes around five minutes by car or roughly 20 to 25 minutes on foot.

Services and Utilities

All services are mains connected. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

View this property

Please contact our Ilfracombe Office on 01271 863091

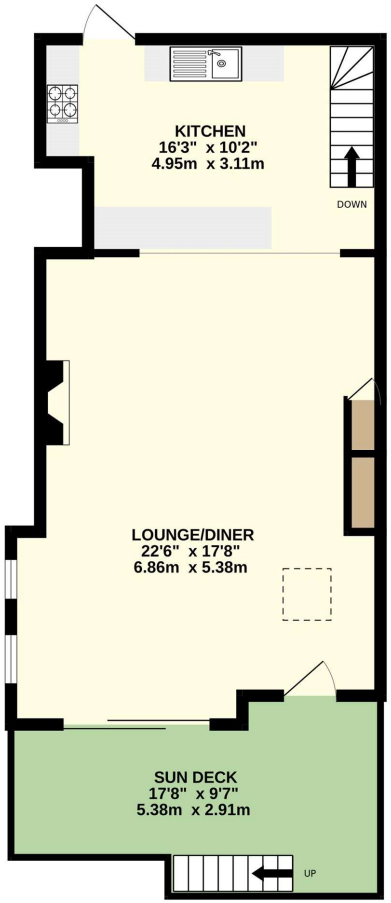
VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

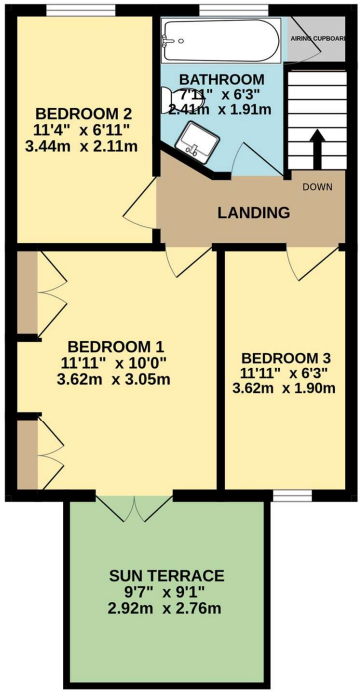
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Viewing

Please contact our **Ilfracombe** office on **01271 863091** if you wish to arrange a viewing appointment for this property or require further information.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk
Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

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