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FURZE HILL ROAD

Ilfracombe, Devon

£475,000 FREEHOLD

Predicted Rental Income £1500pcm

E | 4 | 2 | 3 | C

Coming to the market for the first time in over 40 years, Treetops is a beautifully presented and thoughtfully extended family home offering generous living space, excellent parking and a particularly appealing landscaped garden. The accommodation is arranged with flexibility in mind, including four double bedrooms, two substantial living areas and an impressive open plan kitchen, dining and sitting room overlooking the garden. A driveway provides parking for at least six to seven vehicles, while the integral garage, electric vehicle charging point, solar panels and generous outside space add further practical appeal.

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

Key Features

- Coming to the market for the first time in more than 40 years.
- Impressive open plan kitchen, dining and sitting room with log burner, breakfast bar and excellent natural light.
- Generous sized landscaped South facing rear garden with lawns, mature shrubs, fruit and vegetable growing areas and patio seating spaces.
- Substantial private driveway providing parking for at least six to seven vehicles, together with an integral garage and electric vehicle charging point.
- Flexible accommodation with four double bedrooms, two separate living areas, a versatile conservatory room and balconies overlooking the garden.
- Practical features include a modern utility room, built in storage, direct garden access and 24 volt solar panels.
- All services mains connected – Gas central heating
- EPC - C
- Council Tax Band - E

Overview

Treetops is a very well presented and extended detached home that has remained in the same ownership for more than four decades. The property combines generous proportions with a flexible arrangement of accommodation, creating a home that is well suited to family life, entertaining and those looking for space to work or relax at home.

The approach provides an immediate sense of practicality, with a substantial driveway offering parking for at least six to seven vehicles. This is complemented by an integral single garage with an electric vehicle charging point.

Inside, a bright and spacious entrance hall introduces the accommodation, off which is a modern fitted shower room. The utility room is equally well considered, providing ample storage together with space for a washing machine, tumble dryer and American style fridge freezer. A stainless steel sink is also fitted, while direct access to the rear garden makes the room particularly useful for everyday family living.

Two generous double bedrooms are positioned on this level, offering excellent flexibility for family members, guests or those requiring additional space away from the principal living areas.

The centrepiece of the home is the impressive open plan kitchen, dining and sitting room. Bright, spacious and designed as a sociable everyday living space, the room brings together cooking, dining and relaxation in one generous setting. A log burner within the kitchen and dining area creates a welcoming focal point, while a further multifuel burner in the sitting room adds warmth and character to this inviting living space. A light void above the kitchen draws additional natural light into the room.







The kitchen itself provides ample storage and incorporates a U shaped breakfast bar, built in electric hob, stainless steel corner sink and two ovens. UPVC doors open directly onto a rear patio, creating an easy connection between the main living space and the garden during the warmer months.

A glass balcony provides an additional place to sit and enjoy the outlook across the rear garden, adding another layer to the relationship between the internal and external spaces.

The upper level continues the bright and spacious feel of the home. The principal lounge is a generous dual aspect room with a multi fuel burner, providing a comfortable focal point and a welcoming setting for quieter relaxation away from the main open plan living area.

Two further double bedrooms are also found on this floor, both enjoying pleasant outlooks towards the garden. One includes built in sliding wardrobes, providing useful integrated storage. The family bathroom comprises a bath, WC and wash hand basin.

Completing the accommodation is a conservatory room that offers valuable versatility. It would lend itself well to use as a home office, study or additional sitting space and provides access onto a generous rear balcony overlooking the garden.

Outside, the rear garden is a particularly important feature of Treetops. Generous in size and thoughtfully landscaped, it includes mature shrubs, fruit and vegetable growing areas, lawns and patio seating spaces. The varied arrangement provides places for gardening, outdoor dining and relaxation while retaining a strong sense of privacy.

The property also benefits from 24 volt solar panels, adding a further practical feature to this long held and carefully maintained family home.

Treetops represents a rare opportunity to acquire a spacious and carefully maintained family home that has remained in the same ownership for more than 40 years. With its flexible accommodation, impressive open plan living space, generous landscaped garden, extensive driveway parking and practical features including the integral garage, electric vehicle charging point and solar panels, the property offers an appealing balance of comfort, space and versatility. A home with a strong sense of privacy and individuality, it is well suited to buyers looking for generous accommodation that can adapt comfortably to modern family life.















The Area

Ilfracombe is a well established North Devon coastal town, known for its dramatic scenery, attractive harbour and strong sense of local character. The town offers a broad range of everyday amenities, independent shops, places to eat and leisure facilities, while the surrounding coastline provides excellent opportunities for walking, exploring and enjoying the outdoors. The harbour remains a focal point of the town and adds to its distinctive coastal atmosphere,





Services and Utilities

All services 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

Directions

From Webbers Estate Agents at 48 High Street, proceed along the High Street with the office behind you and turn left into Marlborough Road. Continue uphill before bearing right into St Brannocks Park Road. Follow the road and turn left into Furze Hill Road. Continue along Furze Hill Road and, just before the road bears left into Doone Way, take the right hand turn to remain on Furze Hill Road. Follow the road as it bears right, with Treetops being the last property at the bottom, accessed through the gated driveway.

View this property

Please contact our Ilfracombe Office on 01271 863091

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

Viewing

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

GROUND FLOOR



1ST FLOOR



EPC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £1400 to £1500 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