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CAIRNWOOD, ST. BRANNOCKS ROAD £625,000 FREEHOLD

Ilfracombe, Devon

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Situated on the outskirts of Ilfracombe and enjoying tremendous far-reaching sea and countryside views. Cairnwood is a substantial detached property set within approximately 2¼ acres of private grounds. Currently arranged as six individual apartments, the property offers a particularly versatile opportunity for modernisation throughout, redevelopment or reconfiguration. It has potential to remain as six units, be adapted into two or three adjoining properties, or transformed into one impressive family home, subject to the necessary consents. An exciting proposition for buyers seeking a sizeable project with excellent scope to create something truly individual.

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

Key Features

- Substantial detached property with superb sea and countryside views
- Set within approximately 2¼ acres of private grounds
- Currently arranged as six self-contained apartments all with planning permission for full residential use
- Potential for one home, 2–3 properties or six flats, subject to consent
- Requires modernisation and updating throughout
- Private driveway with parking for approximately nine vehicles
- Single garage, cellar and excellent redevelopment potential

Overview

Set within large, very private grounds, the property enjoys far-reaching views across Ilfracombe, the surrounding countryside and towards the sea and Welsh coastline. The rear garden of the property backs directly onto the Cairn Nature Reserve. Occupying an elevated position on the outskirts of Ilfracombe, Cairnwood represents a rare and exciting opportunity for a purchaser looking to take on a substantial property with considerable renovation potential to suit their own requirements.

The property is currently arranged as six self-contained apartments, all of which have the benefit of planning permission for full residential use. However, the size, layout and overall nature of the building could make it suitable for a variety of other future uses. Subject to all necessary planning permissions, building regulations and other consents, a purchaser may wish to retain the existing six-unit arrangement, combine the accommodation to create two or three adjoining properties, or undertake a more extensive reconfiguration to create one impressive large residence.

A significant attraction is the property's setting. Many of the principal rooms enjoy excellent sea and countryside views, while the grounds provide approximately 2¼ acres of terraced woodland gardens and woodland. The terraced gardens were in the past laid to lawns and had lovely views. Purchasers could potentially return the terraces back to lawns and regain the views with some further shrub and tree reduction. There is also a useful large cellar providing workshop and storage space.







Cairnwood is approached via its own private driveway, leading to a substantial parking area with space for approximately nine vehicles, together with a single garage. This level of parking, combined with the extensive grounds and flexible internal accommodation, further enhances the property's potential whether retained as multiple accommodation or reconfigured into fewer, larger homes.

Internally, the property at present consists of two one-bedroom and four two- bedroom apartments with potential for further bedrooms with remodelling. Numerous windows are positioned to take advantage of the impressive outlook. One of the largest rooms is a particularly spacious lounge measuring approximately 24'3" x 19'4", enjoying superb views towards the sea and countryside. There is also a large roof terrace from which the surrounding scenery can be appreciated.

Situated on the edge of the popular North Devon coastal resort of Ilfracombe, the property is within convenient reach of the town's harbour, shops, schools, supermarkets, leisure facilities and coastline. The renowned beaches of Woolacombe, Croyde, Putsborough and Saunton are also accessible, while Barnstaple, North Devon's principal regional centre, lies approximately 13 miles away.

In summary, Cairnwood is not a conventional turn-key purchase but a substantial property offering genuine scope for transformation. Its combination of extensive accommodation, approximately 2¼ acres of grounds, private parking and outstanding coastal and countryside views creates an unusual opportunity for a purchaser prepared to undertake a comprehensive programme of modernisation. Whether envisaged as one substantial residence, two or three adjoining properties, or retained and upgraded as six individual apartments, the property offers considerable flexibility, subject to the necessary consents.

An internal viewing is strongly recommended to fully appreciate the scale, setting and potential on offer.















The Area

Ilfracombe is a popular and historic seaside town on the dramatic North Devon coastline, well known for its picturesque harbour, Victorian architecture and impressive coastal scenery. The town offers a wide range of everyday amenities including independent shops, supermarkets, schools, cafés, restaurants and leisure facilities, together with attractions such as the Landmark Theatre, Tunnels Beaches and Damien Hirst's iconic Verity sculpture overlooking the harbour. The renowned sandy beaches of Woolacombe, Croyde, Putsborough and Saunton are all within easy reach, while Exmoor National Park and the surrounding countryside provide excellent opportunities for walking and outdoor pursuits. Barnstaple, North Devon's principal regional centre, is approximately 13 miles away and offers further shopping, leisure and transport connections.





Directions

Applicants are advised to proceed from our offices passing through the High Street taking the A361 out of town bearing left at the War Memorial. Continue up St. Brannocks Road and the property is last on the right just before the right hand bend leading into Mullacott Hill. Proceed up the drive and go to the rear of the property following signs to Reception.

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.

Viewing

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



FIRST FLOOR



GROUND FLOOR

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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