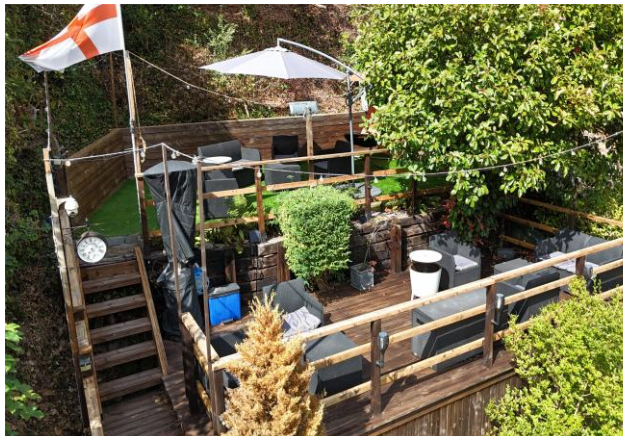
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CELTIC COTTAGE, HIGHER SLADE ROAD

Ilfracombe, Devon

£325,000 FREEHOLD

Predicted Rental Income

£1200pcm

B | 4 | 1 | 1 | B

A beautifully presented five-bedroom semi-detached home, set in a sought-after semi-rural position on the edge of Ilfracombe with countryside views and scenic walks right on the doorstep. Arranged over three floors, the property offers generous and flexible family accommodation, complemented by an impressive EPC rating of B, solar panels with battery storage and a choice of tiered garden and decking areas. With Ilfracombe town centre, harbour and the North Devon coastline all within easy reach, this is a superb home for buyers looking to combine space, efficiency and a great location.

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

Key Features

- Beautifully presented four bedroom semi-detached home
- Generous and versatile accommodation arranged over three floors
- Impressive EPC rating of B with solar panels and battery storage - 3 points away from an A rating
- Attractive tiered gardens and decking with countryside views
- Sought-after semi-rural setting with countryside walks on the doorstep
- Convenient for Ilfracombe town centre, harbour and the North Devon coast

Overview

A beautifully presented and highly versatile four bedroom semi-detached home, occupying a sought-after semi-rural position on the outskirts of Ilfracombe and enjoying attractive countryside views. Arranged over three floors, the property offers generous and flexible accommodation that would suit a growing family, those working from home or buyers simply looking for additional space. The accommodation is particularly adaptable, with one of the ground-floor bedrooms currently offering the potential to be used as a separate dining room, creating a larger and more sociable living arrangement.

The property also benefits from an impressive EPC rating of B, placing it among a relatively small proportion of homes nationally to achieve this level of energy efficiency. Further enhancing this are a 4kW solar panel system, 5.2kW battery storage system and an iBoost hot water system, all helping to reduce energy consumption and ongoing running costs.

On entering the property, there is a light and welcoming hallway with stairs rising to the upper floors. The main living room/dining area is a generous space, enjoying a pleasant outlook towards the surrounding hills and featuring a fireplace together with French doors connecting to the adjoining ground-floor bedroom/dining room. This arrangement gives buyers the option of increasing to five bedrooms or creating a particularly spacious open-plan style living and dining area.







The kitchen is well proportioned and fitted with a comprehensive range of base and eye-level units, together with space for the usual appliances. A ground-floor WC completes the accommodation on this level.

The first floor provides three bedrooms, including two generous double bedrooms and a further bedroom which could equally work well as a home office, dressing room or nursery. There is also a spacious family bathroom, finished with floor-to-ceiling tiling and incorporating a large bath with jets, separate walk-in shower, WC, wash basin and heated towel rail.

Occupying the top floor is the impressive principal bedroom suite. This particularly spacious room benefits from three Velux windows which allow plenty of natural light to flow through, together with ample space for a king-size bed and additional bedroom furniture. An en-suite shower room provides further convenience.

Externally, the property offers a variety of cleverly designed outdoor spaces which take full advantage of the countryside setting. The rear garden is arranged over several tiers, incorporating decking, seating areas and terraces ideal for outdoor dining and entertaining. The upper section is finished with artificial grass and provides another useful recreational area.

The location is a particular feature of the property. Situated on the edge of Ilfracombe, the house provides almost immediate access to the network of footpaths running through the nearby Cairn Nature Reserve, making it ideal for walking and enjoying the surrounding countryside. At the same time, Ilfracombe High Street, harbour and town centre are just over a mile away.

Overall, this is a spacious, energy-efficient and extremely versatile family home, combining generous accommodation with excellent outdoor space and a convenient position between the town, countryside and North Devon coast.












DOOM



The Area

Ilfracombe is a popular and historic coastal town on the North Devon coast, offering an excellent range of independent shops, cafés, restaurants and everyday amenities. The picturesque harbour is home to Damien Hirst's iconic 'Verity' statue, while the town also benefits from the renowned Tunnels Beaches, scenic coastal walks and easy access to some of North Devon's finest beaches, including Woolacombe, Croyde and Saunton.

Slade is a sought-after residential area on the outskirts of Ilfracombe, particularly popular for its quieter setting and close proximity to open countryside. The area provides convenient access to the town centre while also enjoying an abundance of nearby footpaths, woodland and countryside walks, including routes around the Cairn Nature Reserve. This combination of town convenience and a semi-rural feel makes Slade an appealing location for families, dog walkers and those looking to enjoy the North Devon lifestyle.





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

Directions

Proceeding from our office in a Westerley direction along Ilfracombe High Street becoming Church Street. At the roundabout turn left, then immediately right on to Church Hill. Turn left on to Belmont Road which then turns into Slade Road. Continue along Slade Road and as the road turns into Higher Slade Road the house can be found on your right hand side.

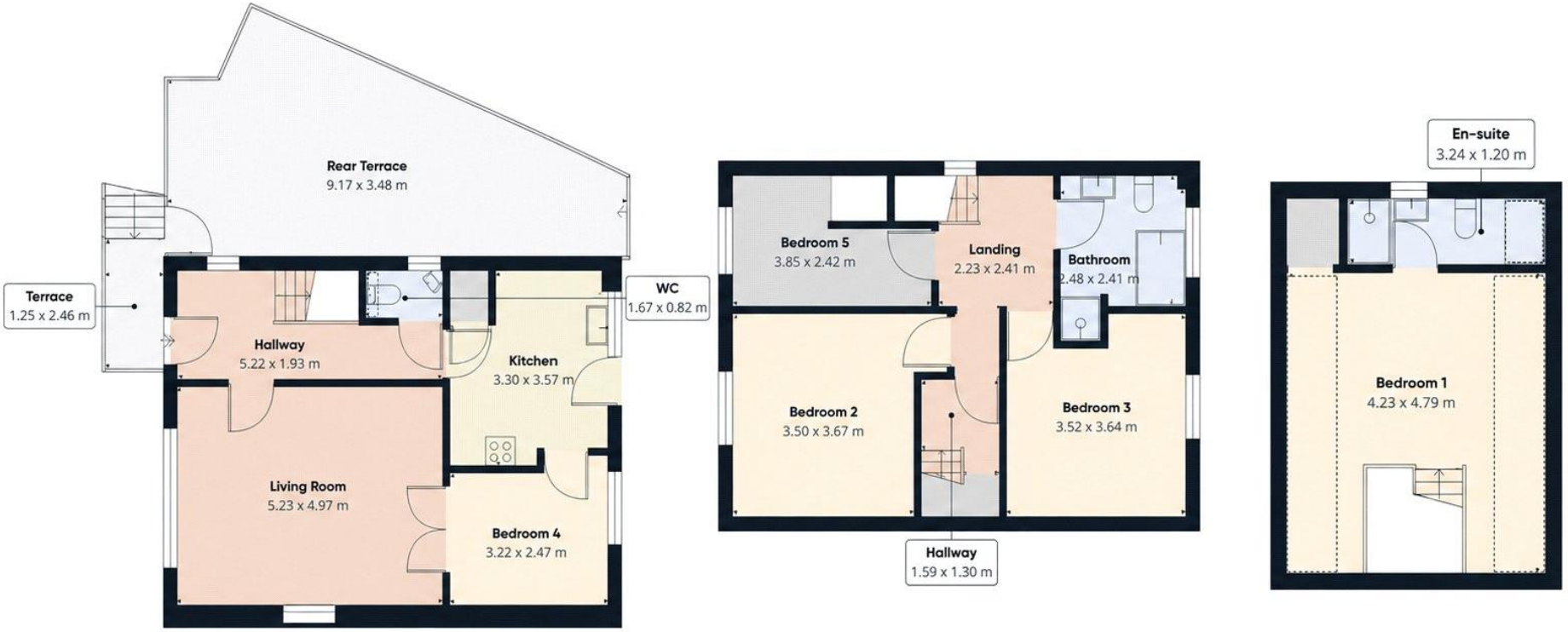
View this property

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.



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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