

The Chells, Granville Road, Ilfracombe, Devon, EX34 8AS

The Chells is a charming three bedroom link-detached home, lovingly cherished by the same owners for over 35 years. Enjoying a truly spectacular outlook towards the beach, rugged North Devon coastline and rolling countryside, the property offers light, spacious and versatile accommodation arranged over two levels. Particular highlights include a spacious living room opening onto a delightful balcony, a light-filled kitchen/diner and beautifully established gardens with breathtaking views. Further benefits include a garage, off-road parking and useful storage. A wonderful opportunity to acquire a much-loved home in a truly special setting.

CHEQUERS

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Asking Price:
£300,000



- Charming Three Bedroom Link-Detached Home
- Lovingly Cherished by the Same Owners for Over 35 Years
- Glorious Coastal, Beach and Countryside Views
- Spacious and Light-Filled Accommodation Throughout
- Beautiful Living Room with Balcony Enjoying Spectacular Views
- Bright and Spacious Triple Aspect Kitchen/Diner
- Two Generous Double Bedrooms and Versatile Third Bedroom
- Beautifully Established Rear Garden with Patio Areas
- Single Garage, Off-Road Parking and Useful Storage
- Wonderful Opportunity to Create Your Dream Coastal Home



Having been cherished by the same owners for over 35 years, The Chells is a delightful three bedroom link-detached home offering a wonderful opportunity to acquire a property in a truly special setting, boasting breathtaking views across the surrounding countryside, towards the beach and the magnificent rugged North Devon coastline. The property has clearly been a much-loved family home over the years and offers light, spacious and versatile accommodation arranged over two levels. Whilst there is scope for a purchaser to introduce their own personal touches, The Chells has a lovely welcoming feel throughout, with the glorious outlook from the rear elevation undoubtedly being one of its most outstanding features.

Upon entering the property, you are welcomed into a spacious entrance hallway providing access to the principal living accommodation. The kitchen/diner is a particularly light and inviting room, enjoying windows to three elevations, allowing an abundance of natural light to flood the space whilst providing wonderful views towards the surrounding countryside and coastline. The kitchen offers ample cupboard and preparation space, together with room for a dining table, making it a lovely setting for everyday family meals. The living room is another particularly special feature of The Chells, offering generous proportions and a beautiful dual aspect, perfectly positioned to take advantage of the spectacular outlook. Patio doors open directly onto a delightful balcony, providing the perfect place to sit with a morning coffee or enjoy an evening glass of wine whilst admiring the far-reaching views towards the beach, rolling Devon countryside and rugged coastline beyond. Completing this level is a versatile third bedroom, currently utilised as a home office, which could equally serve as a craft room or occasional bedroom. Stairs descend to the lower ground floor, where there are two generously proportioned double bedrooms, both enjoying pleasant outlooks over the established rear garden. The principal bedroom benefits from an excellent range of fitted wardrobes, whilst the second bedroom offers further comfortable accommodation. A spacious family bathroom with a modern four-piece suite, together with a separate cloakroom, completes the internal accommodation.

Externally, The Chells continues to impress, with the rear garden being a truly wonderful feature of this much-loved home. Beautifully established and thoughtfully maintained over the years, the garden offers a delightful combination of colourful planted borders, generous patio areas and different spaces in which to sit, relax and appreciate the surroundings. The elevated position allows the magnificent views to be enjoyed from various areas of the garden, taking in the surrounding countryside, rolling Devon fields, the beach and the dramatic North Devon coastline. Whether enjoying outdoor dining with family and friends, tending to the established flower borders or simply sitting peacefully and admiring the scenery, this is a garden that offers something truly special.

Further benefits include a private driveway providing off-road parking, a single garage with power and lighting connected, and a substantial storage area beneath the garage. Overall, The Chells is a charming and much-cherished home that has provided its current owners with over 35 years of happy memories. Offering spacious and flexible accommodation, beautiful established gardens and truly glorious coastal and countryside views, the property presents a wonderful opportunity for its next owners to create their own memories and enjoy everything this special setting has to offer.

An internal viewing is highly recommended to fully appreciate the accommodation, wonderful gardens and breathtaking outlook that make The Chells so special.















Entrance Hallway - A spacious and welcoming entrance hallway providing access to all principal reception rooms. UPVC double glazed window to the front elevation, allowing plenty of natural light, staircase descending to the lower ground floor bedrooms, radiator and fitted carpet. Access to loft space.

Kitchen/Diner – - 10'6" x 14'5" (3.2m x 4.4m)

A beautifully light and bright kitchen/diner enjoying a wonderful triple aspect, with two UPVC double glazed windows to the side elevation and a further UPVC double glazed window to the rear, taking full advantage of the glorious outlook beyond.

The kitchen offers ample cupboard and storage space, comprising a range of matching wall and base units with complementary work surfaces. Stainless steel single bowl sink unit with cupboards below, space for an upright fridge/freezer and space for a freestanding oven.

The room provides excellent food preparation space, together with ample room for a dining table and chairs, making it a lovely setting for everyday dining whilst enjoying the surrounding views. Laminate flooring.

Bedroom Three / Study – 7'8" x 8'2"

A versatile single bedroom with UPVC double glazed window to the front elevation. Currently utilised by the owners as a home office, the room would equally lend itself to use as a craft room, study or occasional bedroom. Vinyl flooring.

Living Room – - 15'3" x 14'7" (4.65m x 4.45m)

A beautifully presented, spacious and light-filled living room enjoying a wonderful dual aspect, with UPVC double glazed windows to the side and rear elevations, taking full advantage of the glorious outlook towards the beach and coastline beyond.

A UPVC double glazed door opens directly onto the balcony, providing a truly wonderful spot to enjoy a morning coffee or an evening glass of wine whilst admiring the surrounding scenery.

The room itself offers a lovely welcoming atmosphere, with a feature mirrored wall enhancing the sense of light and space, whilst an electric fireplace creates an attractive focal point. Ample space for comfortable living room furniture, radiator and fitted carpet.

Lower Ground Floor Landing

A useful lower ground floor landing providing access to the principal bedrooms, bathroom and separate cloakroom. Additional storage space and fitted carpet.

Bedroom One – - 14'6" x 11'9" (4.42m x 3.58m)

A beautifully light and spacious double bedroom enjoying a delightful dual aspect, with UPVC double glazed windows to the side and rear elevations overlooking the garden.

The room benefits from an excellent range of fitted wardrobes providing ample storage, together with plenty of space for bedroom furniture. Radiator and fitted carpet.







Bedroom Two – - 14'6" x 10'5" (4.42m x 3.18m)

A further generously proportioned double bedroom with UPVC double glazed windows to the rear and side elevations, enjoying a pleasant outlook over the patio and garden.

The room benefits from a useful fitted storage cupboard, radiator and fitted carpet.

Bathroom – - 10'9" x 7'9" (3.28m x 2.36m)

A spacious and modern family bathroom fitted with a four-piece suite comprising a panelled bath with tiled surround, separate corner shower cubicle with tiled walls, low-level WC and vanity wash hand basin with storage below.

Further benefits include a heated towel rail and laminate flooring.

A particularly useful built-in cupboard houses the wall-mounted gas boiler, together with linen shelving and space and plumbing for a washing machine, providing excellent additional storage and practicality.

Cloakroom – - 7'8" x 3'4" (2.34m x 1.02m)

A useful separate cloakroom comprising a low-level WC, UPVC double glazed window to the side elevation and vinyl flooring.

Outside - To the front of the property is a private driveway providing off-road parking for one vehicle, leading to the single garage.

A gated side entrance provides access via steps to the beautifully established rear garden, which is undoubtedly one of the property's most special features.

Immediately adjoining the property is a generous patio area, offering a wonderful setting for outdoor dining, barbecues and entertaining family and friends, whilst enjoying the spectacular surrounding outlook.

The garden has clearly been lovingly maintained and thoughtfully planted over the years, with an attractive variety of established flower borders bringing colour and interest throughout the seasons. Steps lead down through the garden, creating different areas to enjoy and providing a lovely sense of space and character.

Beneath the garage is a substantial and particularly useful storage area, ideal for garden equipment, tools and general storage.

What truly sets this garden apart is its magnificent outlook. From various vantage points, you can enjoy beautiful views towards the beach, the rugged North Devon coastline, surrounding countryside and rolling Devon fields. The scenery provides a wonderful backdrop and creates a peaceful setting in which to relax and unwind.

The garden has clearly been a much-loved part of this home, offering a delightful combination of privacy, established planting and breathtaking surroundings. It is a truly special outdoor space that needs to be experienced to be fully appreciated.

Garage - A single garage with up-and-over door, power and lighting connected.

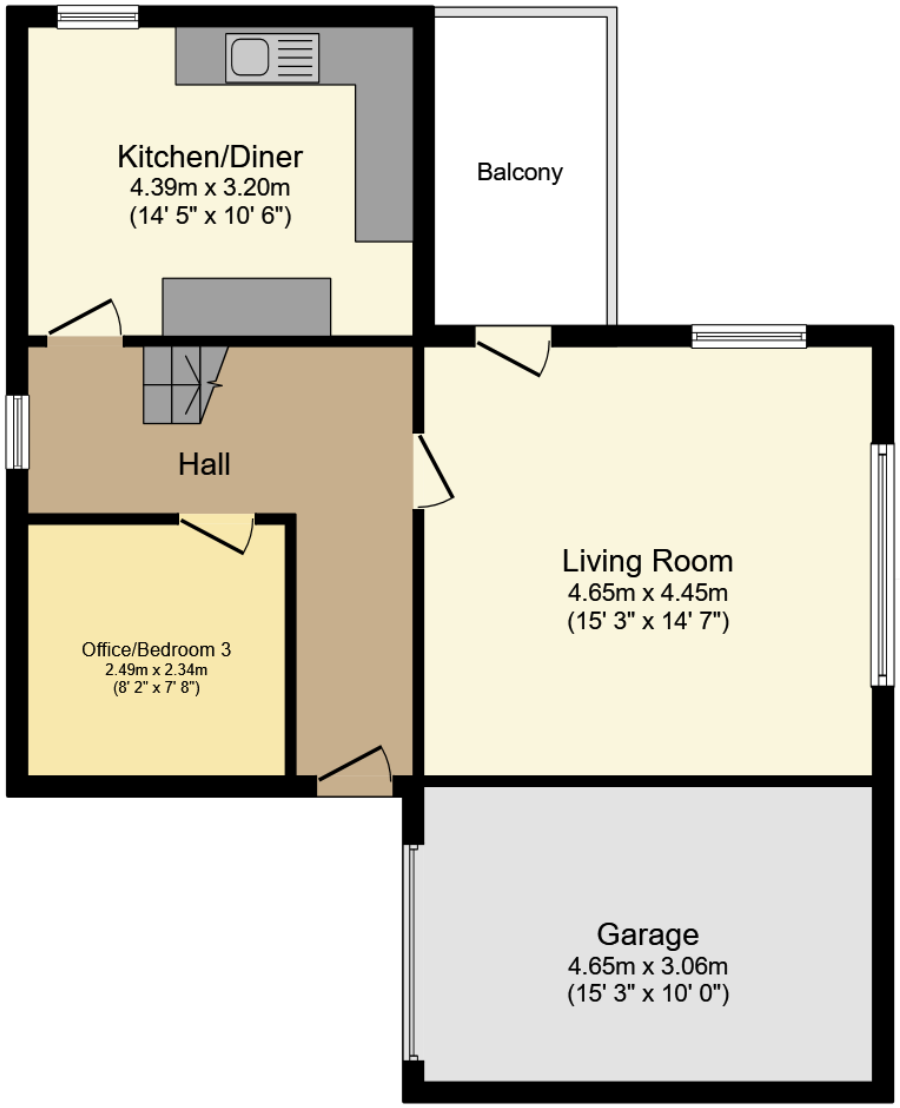
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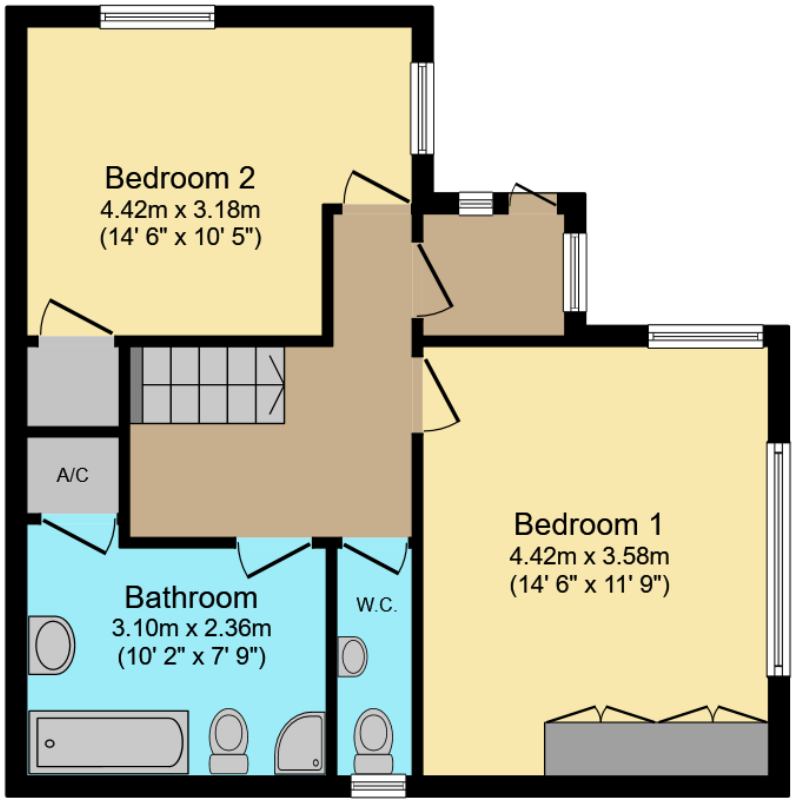








Ground Floor



First Floor

Total floor area: 116.2 sq.m. (1,251 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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