



Foxbeare Lodge, Foxbeare Road, Ilfracombe, Devon

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Foxbeare Lodge

Foxbeare Road, Ilfracombe, Devon EX34 9QP

A beautifully presented family home with flexible accommodation and wonderful views, overlooking a designated Area of Outstanding Natural Beauty

Ilfracombe town centre 0.5 mile, Hele Bay 0.5 miles, Barnstaple 10 miles, Exeter 50 miles

Large sitting room | Kitchen/dining room
Five bedrooms, one with en suite shower room
Study area | Family bathroom | Shower room
Garden of approximately 1/3 acre | Parking
Wonderful views | EPC rating C

The property

Foxbeare Lodge is a light and airy detached family home that offers well-presented flexible accommodation with clean, neutral décor and full-height windows, taking advantage of spectacular views. The property overlooks Hillsborough, which is a designated Area of Outstanding Natural Beauty and a nature reserve. The property is a modern 2016 build, designed to imitate the previous property, and is presented to a high standard, in 2016 following a fire. The same family have owned it since the 1930s, offering a unique and rare and unique opportunity to the buyer. The main reception room is the 29ft sitting room, which has wooden flooring and two sets of French doors opening onto the garden, welcoming plenty of natural light and taking in the stunning views. The well-proportioned kitchen and dining room also has French doors opening to the garden, as well as an attractive wood burner, fitted storage units, a stainless steel range cooker and space for all the necessary appliances. There are two bedrooms on the ground floor, one with an en suite shower room. Additionally a bathroom. The first floor has a large study area on its landing and three further

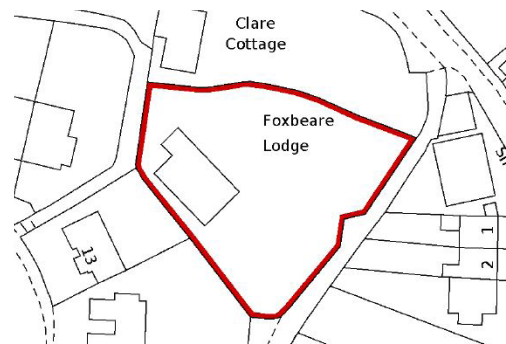
bedrooms. There is a generous shower room. A further bathroom/ en suite easily could be added to the first floor, if required.

Outside

A driveway leads from the road to a parking area leading up to the house, where a vehicle can be parked adjacent to the property. It can also be accessed on foot from Chambercombe Park Road. The house sits towards the back of a beautiful garden measuring approximately a third of an acre with rolling lawns, established plants, shrubs and hedgerows and paved terracing. The house and garden benefit from an elevated position with impressive views across the surrounding North Devon countryside and to the sea beyond.

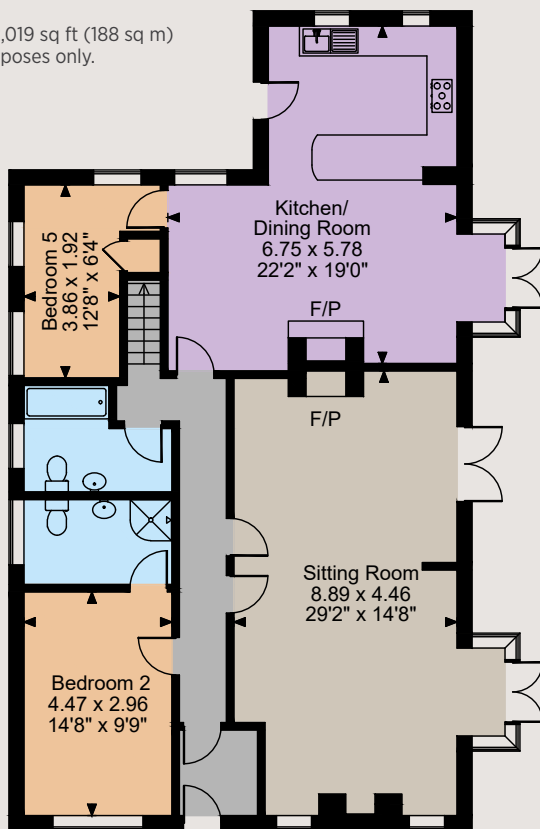
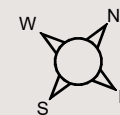
Location

Foxbeare Lodge lies in a sought-after position on the edge of the North Devon coastal town of Ilfracombe. Ilfracombe offers a variety of everyday amenities, including local shops, supermarkets and numerous restaurants, cafés and pubs, as well as a choice of schooling, both primary and secondary. The town also has a charming harbour and several stunning beaches, as well as easy access to the South West Coast Path. The North Devon coastline is renowned for its beautiful scenery and excellent surf, with nearby Saunton Sands, Woolacombe and Croyde of particular note. Barnstaple lies approximately 10 miles to the south, providing access to further shopping, schooling and other facilities. The easily-accessed A39 and A361 provide routes along the coast and towards Exeter and the M5..

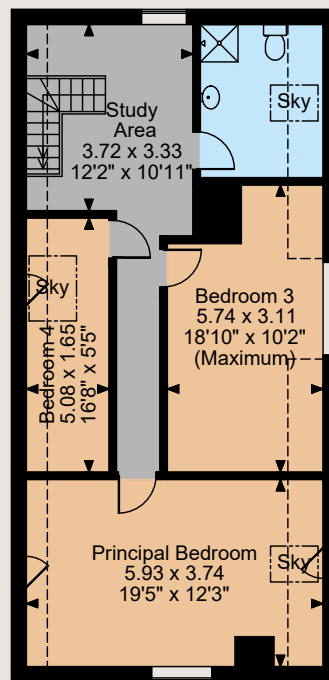




Floorplans
House internal area 2,019 sq ft (188 sq m)
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Directions

The postcode EX34 9QP will take you to the property using a satellite navigation system.

General

Local Authority: North Devon Council.

Services: Mains electricity, gas, water and drainage. Gas central heating.

Council Tax: Band D.

Tenure: Freehold

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb>.

Guide Price: £650,000.

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com
struttandparker.com



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