

Sunnyholme -1.1 acres version

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Higher Slade, Ilfracombe, Devon, EX34 8LJ

Off A quiet 'no-through' lane. Access to South West Coast Path nearby. Ilfracombe/Lee Bay - 10 minutes. Woolacombe - 15

Close to coastal walks & beaches - An individual detached bungalow together with excellent & substantial outbuilding covering 872 sq ft, set in 1.1 acres of garden & pasture on high ground & enjoying superb views

- Bright & spacious accommodation
- Hall, Cloakroom, Kitchen, Utility
- 3 Bedrooms & 2 Bathrooms (1 Ensuite)
- Gardens & Paddock, - in all 1.1 acres
- Council Tax Band D
- Scope to extend - subject to consent
- Sitting Room, Dining Room, Sun Room
- Garaging for 4 & Additional parking
- Available with more land if required
- No upward chain. Freehold

Guide Price £695,000

SITUATION & AMENITIES

Sunnyholme is situated on high ground, towards the end of a quiet, private, no-through lane (there is just one property beyond). There are breath-taking panoramic views into the Slade Valley below. There is also access nearby to the South West Coastal Path. If you turn left from it, you can make your way down to beautiful Lee Bay. Turn right and the path takes you to Ilfracombe. By car, Ilfracombe town centre, beach and quay can be reached in about 7 minutes. North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe are less than 30 minutes, as is Barnstaple. As the regional centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as Pannier Market, live theatre and district hospital. From Barnstaple the North Devon Link Road leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The area is well-served by excellent state and private schools, including the renowned West Buckland. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

Sunnyholme presents painted rendered elevations with double glazed windows, beneath a tiled roof. We understand that the core possibly dates from the 1930s but has been remodelled and extended over subsequent years. There may be scope to extend further, subject to planning permission. The existing accommodation is bright, spacious and all principal rooms enjoy the delightful views into the valley below. The substantial detached garage building adds a further dimension and is ideal as garaging/workshop or possible to convert partly or fully to ancillary accommodation, holiday let or even a separate dwelling - subject to planning permission. For those interested in equestrian pursuits, there are two paddocks - one to the rear of the dwelling and a self-contained one to the front across the access lane. The vendors appreciate that for some buyers, there may be too much land available. Accordingly, the whole property is available (2.18 acres) at £745,000 or in two lots. Lot 1 being the property, garage and upper paddock (1.056 acres) at £695,000. Lot 2 is the lower paddock (1.126 acres) and stabling at £50,000. Lot 2 would not be sold prior to Lot 1.







ACCOMMODATION

Sliding double glazed doors to ENTRANCE PORCH/SUNROOM with tiled flooring. Double glazed inner door to ENTRANCE HALL natural wood flooring, shelved storage cupboard, shelved linen cupboard, trap to loft space via retractable ladder. SITTING ROOM with delightful double aspect views, brick fireplace and exposed brick chimney breast. DINING ROOM - also double aspect, natural wood flooring. UTILITY ROOM off with plumbing for washing machine (appliance available), Worcester wall-mounted Propane gas-fired boiler for central heating and domestic hot water, AIRING CUPBOARD, tiled flooring. KITCHEN a good range of units in a white theme, topped by rolled edge work surfaces incorporating single drainer 1 ½ bowl stainless steel sink unit, electric oven, ceramic hob, extractor hood, space for upright fridge/freezer (appliance available), tiled flooring. REAR PORCH tiled flooring, double glazed doors to GARDEN, vent for tumble dryer (appliance available). BEDROOM 1 fine views to front, wood laminated flooring, range of fitted wardrobes to one wall. BEDROOM 2 double wardrobe, recessed shelving with cupboards above. ENSUITE SHOWER ROOM shower cubicle, Triton shower unit, low level wc, pedestal wash basin, strip light/shaver point, tiled walls. BEDROOM 3 double wardrobe with cupboards above, separate shelved cupboard. CLOAKROOM low level wc, extractor fan, natural wood flooring. FAMILY BATH/SHOWER ROOM panelled bath, handheld shower attachment, shower cubicle with Mira shower unit, low level wc, pedestal wash basin, mirror-fronted medicine cabinet, extractor fan, wood effect flooring with under floor heating.

OUTSIDE

From the shared access lane there is a private driveway which leads up the front of the property and to the garage. This provides turning space and ample parking for several vehicles. The GARAGE itself presents similar elevations to the dwelling. There are two separate electrically operated up-and-over doors with remote controls, power and light connected, excellent storage within the eaves and a pedestrian door. The racking and shelving are included. Immediately adjacent to the right-hand side of the property is a water tap. To the rear of the bungalow is an extensive concrete and brick terrace, with pillared steps leading to the rear PADDOCK - which could alternatively be potentially landscaped as additional garden. The higher one climbs this paddock the better the views become. To the right-hand side of the bungalow, there is a sheltered SIDE GARDEN, which is lawned. There is a timber SUMMERHOUSE and timber SHED, a 2nd water tap, and within the lawns a feature cascading fountain. To the front of the property there is a TERRACE - from which some of the best of the views can be enjoyed. Steps then lead down to a LOWER LAWN bounded by and interspersed with mature specimen shrubs and topiary. There is an ORCHARD AREA and GREENHOUSE. The LOWER PADDOCK has separate gated access and is bounded by hedging. Within one corner is a FIELD SHELTER [Available by separate negotiation] and further up the paddock is a pair of timber STABLES on a concrete base and secondary TACK SHED. [Buildings available by separate negotiation] We understand that Sunnyholme owns the piece of track between it and the lower paddock. Otherwise, the neighbours share maintenance of the rest of the access lane.

SERVICES

Mains electricity and water. Private septic tank drainage. Bottled propane gas-fired central heating.

DIRECTIONS

From the outskirts of Ilfracombe, take the Lee Road (which is Slade Road). As you climb the hill, pass through the chicanes until you arrive at Higher Slade. The entrance to the property in on the right, opposite a farm with a metal gate. There is a finger-sign on a post to the right of the access. Please take care going up and through the access lane which can be narrow in parts. Where the lane goes from tarmac to dirt continue stright up and the property will be found within a short distance on the left-hand side up an elevated concrete drive.

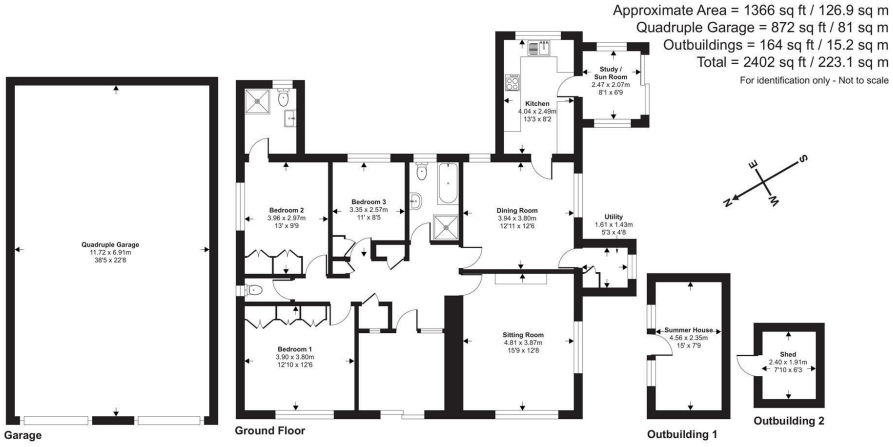






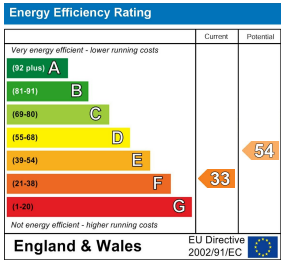
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30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833