



Merlin Court, Ilfracombe, Devon

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Merlin Court, Torr's Park, Ilfracombe, Devon EX34 8AY

An impressive Grade II listed 11-bedroom property offering elegant accommodation and breathtaking views across the North Devon coast

Ilfracombe town centre 0.5 miles, Barnstaple 11.0 miles, M5 (Jct 27) 47 miles, Exeter 54 miles

Reception hall | Reception room | Family room
Two studies | Dining room | Kitchen | Utility
Two cloakrooms | Eleven bedrooms, nine en suite
Family bathroom | Reading room/tower
Shower room | WC | Gym/cellar | Balconies
Outbuilding | Garden | EPC rating D

The property

Merlin Court is among the most remarkable and distinctive period homes in Ilfracombe, positioned in a prime, elevated location with commanding views over the popular seaside town and coast. Merlin Court is a magnificent detached period house that dates from the mid-to-late 19th century. It has mixed residential and commercial use with spacious and light-filled accommodation extending to over 7,600 sq ft. The property has undergone a meticulous renovation by the current owner and features a wealth of attractive original details throughout including high ceilings, tall sash windows allowing for a wealth of natural light, stripped wooden floorboards and fine cornicing alongside elegant décor and modern fixtures and fittings. The property boasts several balconies, as well as a reading tower providing panoramic views. Merlin Court has previously been used as a boutique BnB and more recently as a very successful holiday let providing significant income opportunities. Alternatively, the property could also be used as a large family home.

The ground floor has a well-proportioned reception room with bi-fold doors connecting to the guest dining room and bar which features a large bay window and French doors that lead onto a terrace. Also on the ground floor is a study and a large kitchen with stainless steel commercial fittings and an adjoining utility room

for further storage. This floor also provides two stores and a cloakroom. The substantial cellar has been converted into a gym/games room/spa room for guest use. On the first floor there is an impressive sitting room with a bay window as triple aspect, welcoming plenty of sunlight as well as two additional reception rooms, one of which has a connected study and French doors that open onto a balcony. The second and third floors provide most of the guest bedrooms, including five en suite bedrooms on the second floor and a further six, four of which are en suite on the third floor. The third floor also provides a separate shower room while a staircase leads to the feature tower room. All the bedrooms and en suite bathrooms are immaculate in their presentation with clean, neutral styling and high-quality fittings. The house offers six separate balconies in total, four from bedrooms and two from communal areas taking full advantage of the exceptional views.

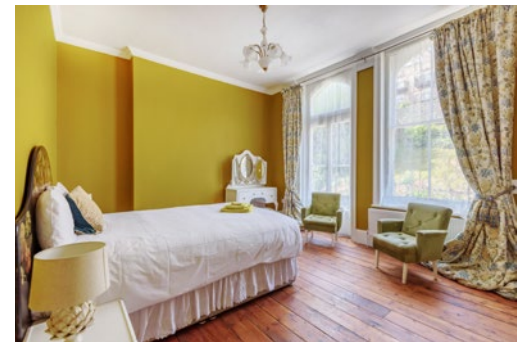
Outside

The property lies on a plot of approximately 1/3 of an acre that includes a tiered garden at the rear of the house with paved and gravel terracing for al fresco dining providing a wonderful vantage point with sweeping views over Ilfracombe. There are areas of lawn and border beds with various established shrubs. There is also an outbuilding providing excellent development potential into further accommodation subject to obtaining the necessary consents providing superb opportunities for income potential. Parking is available at the main entrance on Granville Road where there is space for multiple vehicles.

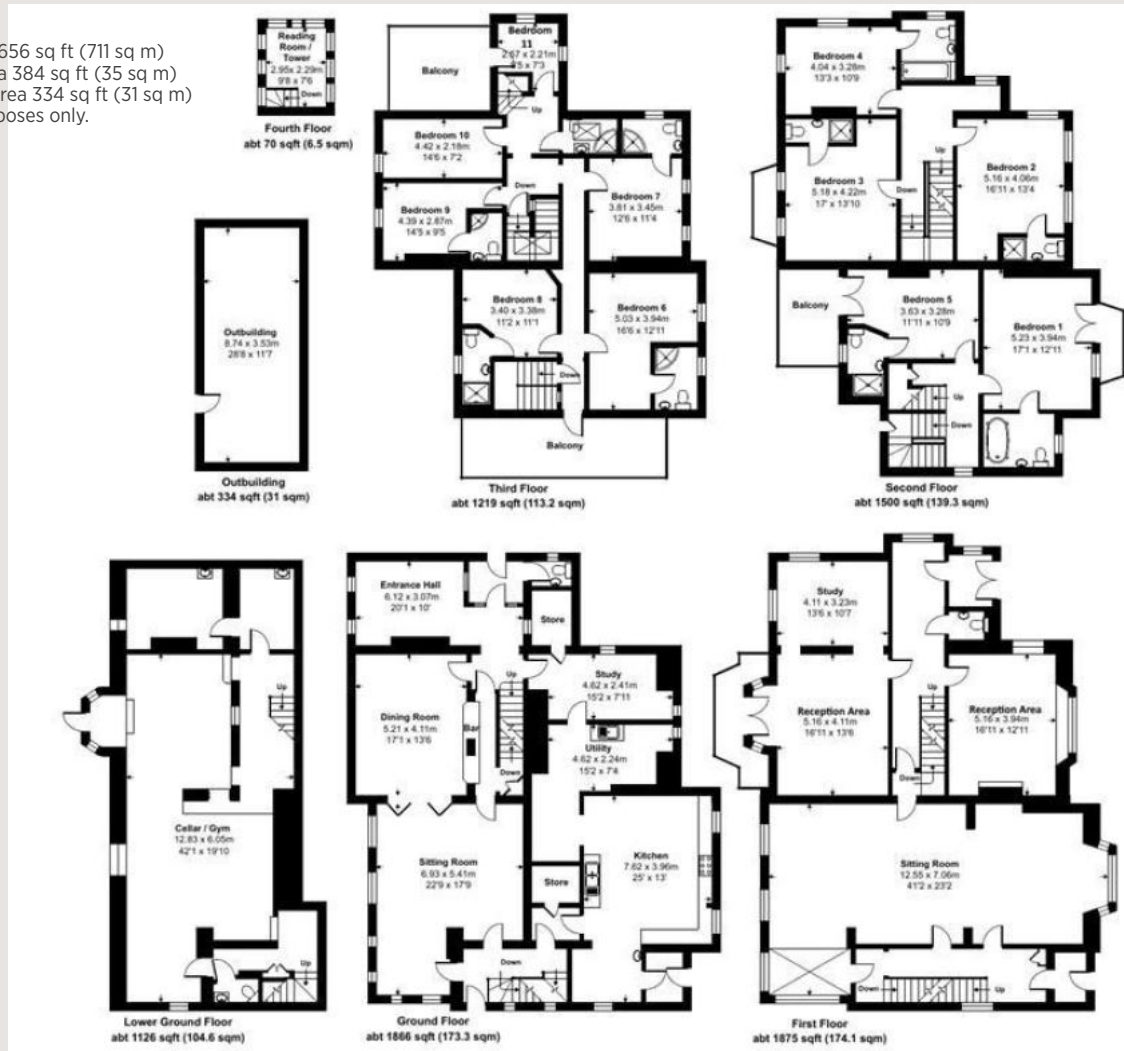
Location

Merlin Court is situated in an elevated position on one of the area's most desirable residential roads. Set at the base of the picturesque Torr's, owned by the National Trust, and close to the South West Coastal Path and Tunnels Beach, the property offers breathtaking views over Ilfracombe town and out to sea. The North Devon coastline is renowned for its beautiful scenery and excellent surf, with nearby Saunton Sands, Woolacombe and Croyde of particular note as well as Ilfracombe's Tunnels Beaches. 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.





Floorplans
 House internal area 7,656 sq ft (711 sq m)
 Balconies internal area 384 sq ft (35 sq m)
 Outbuilding internal area 334 sq ft (31 sq m)
 For identification purposes only.



The nearby regional centre of Barnstaple provides a vast array of local and national retailers, leisure facilities and a mainline railway station. The nearby A39 and A361 provide routes along the coast and towards Exeter and the M5.

Directions

What3Words///haggis.thrusters.nutty brings you to the property's driveway.

General

Local Authority: North Devon Council
Services: Mains electricity, gas, water, drainage.
Council Tax: Band C
Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not
Tenure: Freehold
Guide price: £895,000

Exeter

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