



Larkstone Terrace  
Ilfracombe  
Devon  
EX34

Offers In Excess Of £570,000

bettermove

# Larkstone Terrace

## Ilfracombe

Bettermove are proud to present this 11 bedroom Victorian style Hotel in Ilfracombe, available with no forward chain.

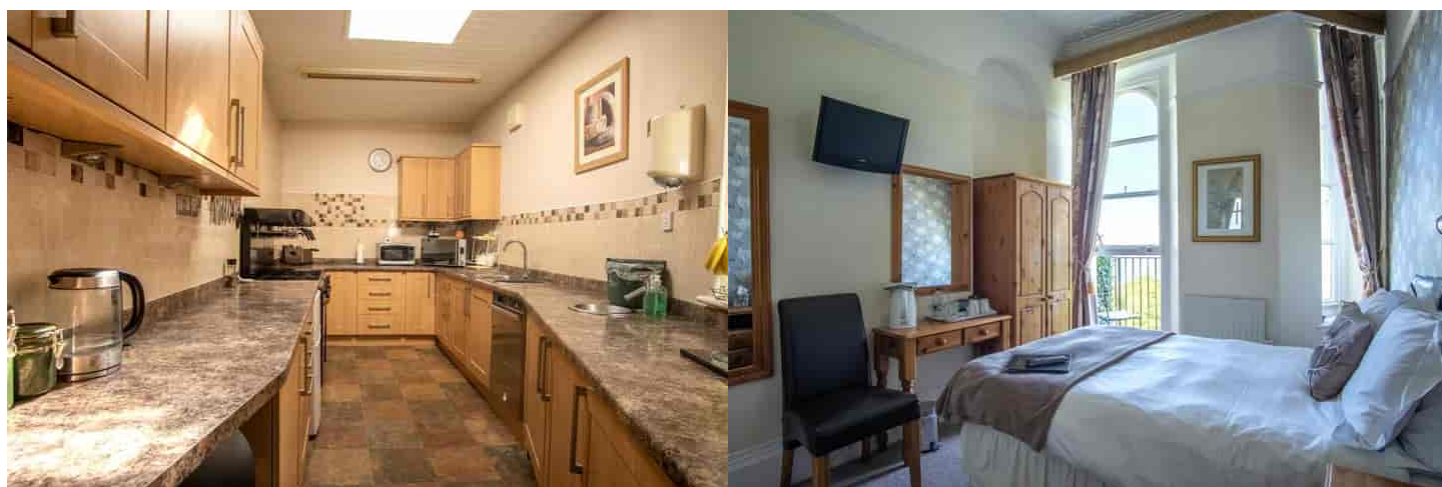
This property benefits from many original features, including fireplaces, sash windows and has gas and electric heating throughout, with free on street parking available. The current owners also rent 7 spaces in a private, gated car park, available by separate negotiation.

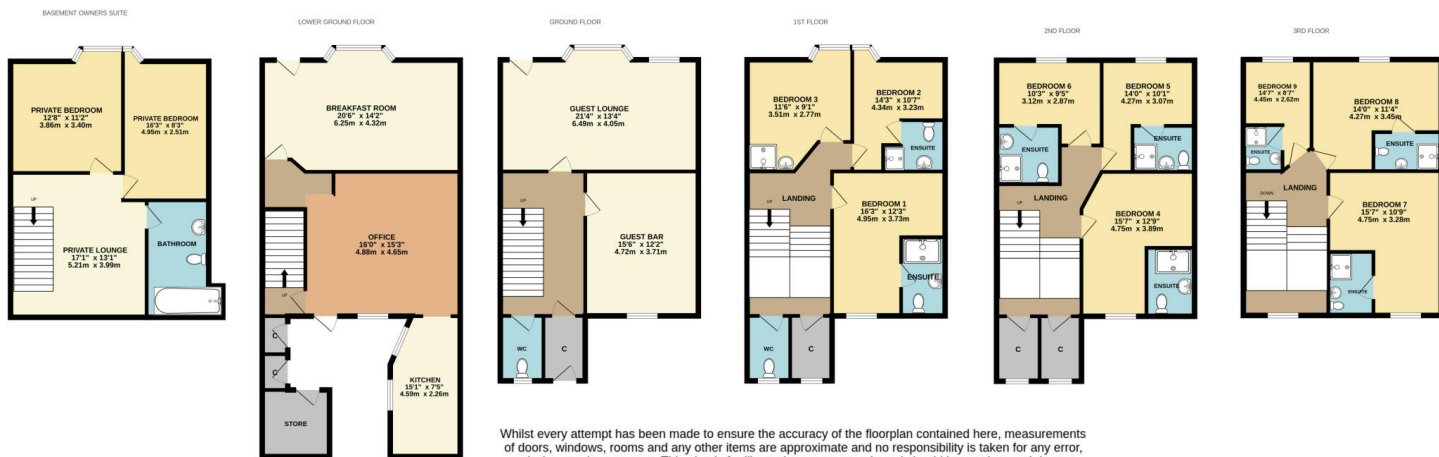
The private accommodation is council tax band A, with the commercial element for the rest of the building currently benefitting from 100% discount.

The interior of this beautifully presented property comprises a private lodging on the basement floor, with lounge, two bedrooms and a family bathroom. The lower ground floor houses an office, breakfast room and fitted kitchen, with a guest lounge, bar and WC located on the ground floor. The next three floors consist of three guest bedrooms per floor, all with private shower rooms/ en-suites, six of the bedrooms have stunning sea views. The exterior boasts a front garden and a private rear garden offering panoramic views of the harbour and nature reserve.

Located in the popular seaside town of Ilfracombe, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and a short walk to Ilfracombe beach and Lundy Ferry. Transport links can be found from local bus routes and Barnstaple Railway Station.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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