Bond Oxborough Phillips

Changing Lifestyles

Apt 1 & 2 Chartwood
Torrs Park
Ilfracombe
Devon
EX34 8AZ

Asking Price: £475,000 Leasehold







Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

Apt 1 & 2, Chartwood, Torrs Park, Ilfracombe, Devon, EX34 8AZ

Exceptional four-bedroom ground floor apartment with elegant period features throughout...

- Exceptional 4 bedroom ground floor apartment
- Prime Torrs Park location
- Elegant period features throughout
- Stunning modern kitchen and dining area
- Flexible living accommodation
- Luxurious principal bedroom suite with en-suite
- Private gardens and outdoor entertaining space
- Private entrance and grand hallway
- EPC: D
- Council Tax Band:







Nestled within the sought after Torrs Park area, just a short distance from Ilfracombe's town centre, seafront and picturesque harbour, this impressive Victorian residence offers elegant coastal living at its finest. Set within private grounds with direct access to the South West Coast Path, Chartwood perfectly balances character, space and style.

This exceptional apartment is the largest within the building and has been thoughtfully renovated to the highest standard. With its own private entrance, the home opens into a grand hallway featuring original mosaic Victorian floor tiles. The lounge is a magnificent space with a bay window, marble fireplace and views across the town towards the Cairn and Bristol Channel.

A second sitting room opens directly onto the private garden and can easily serve as a study or fourth bedroom. The stunning kitchen and dining space, complete with a high-spec island, leads to a private courtyard and useful utility area. Four generously sized bedrooms include a luxurious principal suite, two with en-suite facilities and one enjoying elevated views across the channel to the Welsh coast.

This elegant home beautifully combines period charm with contemporary flair and offers flexible living in one of Ilfracombe's most desirable settings.

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Ilfracombe is a historic Victorian seaside resort offering a range of shopping facilities and essential amenities including a library, post office, schools, a cinema and more. Local attractions within walking distance include Damien Hirst's renowned Verity statue on the harbour, the award winning Ilfracombe Aquarium, the unique Tunnels Beaches and much more. A lively calendar of events and festivals runs throughout the year, many centred around the bustling historic harbour and the iconic Landmark Theatre on the seafront. Nearby are several stunning and award-winning beaches, ranging from peaceful coves to wide expanses of golden sand with impressive surf. For a memorable beach experience, visit the Tunnels Beaches, holders of Blue Flag and Seaside Awards or explore Hele Bay, a nearby award-winning cove ideal for swimming and rock pooling. The surfing beaches of Putsborough, Woolacombe and Croyde are all within easy reach by car, while the regional hub of Barnstaple is around 20 minutes' drive away.





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Internal Description

Main Entrance - Main entrance. Door leading to:

Entrance Porch - 5'3" x 5'8" (1.6m x 1.73m)
Alarm panel period flooring. Double doors leading to entrance hall. Ceiling coving pitcher rail period flooring radiator

Entrance Porch - 5'3" x 5'8" (1.6m x 1.73m)
Period tiled flooring, storage cupboard. Doors leading to:

Kitchen / Dinng Area - 17 x 14'5" (17 x 4.4m)
Bay window to the front elevation, a range of base units with quartz worksurface, inset sink, a breakfast bar /large island with high specification, Caple induction hob and double oven, integrated fridge and dishwasher. A door leading to a private courtyard.

Bedroom One - 12'3" x 14'9" (3.73m x 4.5m)
Window to side elevation, ceiling cornicing, radiator. Door leading to:

Ensuite Bathroom - 4'5" x 6'5" (1.35m x 1.96m)
Free standing bath, with mixer taps providing shower, low level push button W.C vanity wash hand basin, Heated towel rail.

Bathroom - 4'7" x 12'4" (1.4m x 3.76m)
Window to rear, loft access down lighters, free standing bath, W.C. pedestal wash hand basin, heated towel rail, partly tiled walls.

Bedroom Two - 16'5" x 9'8" (5m x 2.95m)
Sash window, to rear side, ceiling cornicing, radiator. Door leading to:

Ensuite Shower Room - 4'11" x 5'10" (1.5m x 1.78m)
Shower cubical, low level W.C., pedestal wash hand basin, heated towel rail. Loft access.

Bedroom Three - 17'7" x 5'10" (5.36m x 1.78m)
Sash window and door to rear, built in wardrobe, ceiling cornicing, picture rail, radiator.

Lounge - 17'6" × 18'5" (5.33m × 5.61m)
Bay window to front elevation with stained glass, windows and window shutters. Ceiling cove in and rose expose floorboards. Electric fire with feature surround pleasant views can be enjoyed.

Living Room/ Reception Room - 8'7" × 13'3" (2.62m × 4.04m)
window to front elevation. French doors leading to rear outside space radiator useful when to stay a storage cupboard.

Lobby - Stairs to first floor, door leading to:

FIRST FLOOR

Bedroom Four - 8'7" × 13'3" (2.62m × 4.04m)
Double aspect windows, enjoy in sea views and countryside views.

AGENTS NOTES - The property is currently held under two separate titles. The current owners purchased both Apartment 1 and Apartment 2 and combined them to form one larger residence. Both apartments are leasehold, with 999-year leases commencing from 11 November 2002. The freehold is owned collectively by the residents through Chartwood (Ilfracombe) Management Company Limited. Each apartment holds a one-seventh share in the management company, so this sale will include two shares.

The service charge is approximately £300 per month, which covers the maintenance of communal areas and buildings insurance for both apartments. Lease-related fees are to be confirmed.

Commercial letting is not permitted, although the use of the property by family members and friends is allowed. The property can also be let on an Assured Shorthold Tenancy basis. Subject to prior consent from the management company, one pet per apartment is allowed, provided the property is owner-occupied.

There are three allocated parking spaces included with the property. One is situated directly outside the front door, while the remaining two are located on the driveway leading up to Chartwood.

The property is of traditional brick construction. The Energy Performance Certificate (EPC) rating is D. The council tax band is to be confirmed. The property lies in a

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Approximate total area(1)

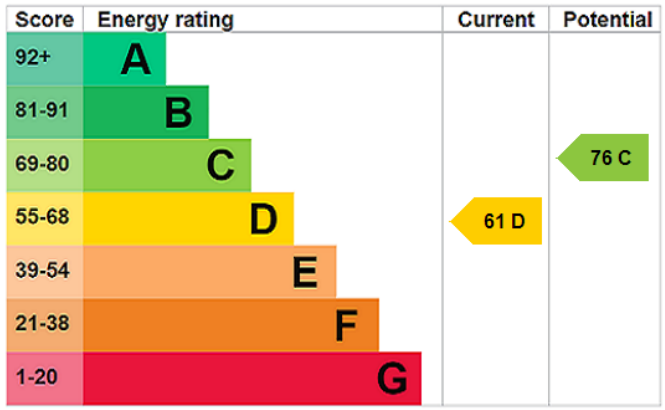
1623 ft²

150.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Directions

From our Ilfracombe office with the shop premises on your left hand side take the first right turn into Northfield Road. Proceed down the hill and continue straight across at the traffic lights. Take a left turn onto Torrs Park and continue up this road for approximately 500 yards. Chartwood will eventually appear on your right hand side with a name plaque clearly displayed opposite the Regency Residential Home.

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We are here to help you find and buy your new home...

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