Bond Oxborough Phillips

Changing Lifestyles

Hayward House
Montpelier Lane
Ilfracombe
Devon
EX34 9FL

Asking Price: £350,000 Freehold







Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

Hayward House, Montpelier Lane, Ilfracombe, Devon, EX34 9FL

A Stylish Detached Home Offering Lifestyle and Investment Appeal...

- Detached 3-bedroom house
- Turnkey condition
- Stunning sea views
- 3 bathrooms including 2 ensuites
- Sun-trap patio and Juliet balconies
- Large garage
- Walking distance to town centre
- EPC: C
- Council Tax Band: N/A







Hayward House is a superb detached home presented in turnkey condition and currently operating as a highly successful holiday let. The property is ideally suited to families, couples looking to upsize, second-home buyers or those seeking a strong holiday-let investment.

The accommodation offers three generous double bedrooms, all well-proportioned. The principal bedroom is particularly impressive, featuring ample space and sliding doors opening onto a patio area that enjoys attractive sea views and an abundance of natural light. Bedrooms two and three both benefit from their own en-suite shower rooms, adding flexibility and convenience for family living or guest accommodation.

There are three modern bathrooms in total, all spacious and well finished. The main bathroom is fitted with a stylish back-to-wall bath alongside a separate shower cubicle, while the en-suite bathrooms include contemporary shower cubicles and heated towel rails.

The kitchen is thoughtfully designed, fitted with integrated appliances and tiled splashbacks, creating a bright, practical and well-proportioned space ideal for everyday use or entertaining. The lounge is a standout feature of the home, boasting a dual-aspect layout with Juliet balconies that frame stunning sea views, flooding the room with natural light and creating a warm yet airy living environment.

Externally, the property benefits from a large garage with space to park two vehicles, along with a sun-trap patio area, perfect for enjoying outdoor dining or relaxing in the warmer months.

Ideally located, Hayward House enjoys close proximity to public transport links, local schools and amenities, while being just a short walk from the town centre. Combined with its sea views, turnkey presentation and versatile accommodation, this is a truly unique property offering both lifestyle appeal and investment potential.

01271 866 699
ilfracombe@boppproperty.com

Hayward House, Montpelier Lane, Ilfracombe, Devon, EX34 9FL

Changing Lifestyles

A Stylish Detached Home Offering Lifestyle and Investment Appeal...





Ilfracombe is a historic Victorian seaside resort and provides shopping facilities as well as other amenities such as a building society, library, post office, schools, cinema etc. There are a number of attractions within walking distance including Damien Hirst's now famous Verity statue situated on the harbour, the new watersports centre, the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches and many more. You will find numerous events and festivals throughout the year, many based on the quayside at the historic harbour and at the prestigious Landmark Theatre on the seafront. There are many fine and award-winning beaches close by, from secluded coves to wide stretches of golden sand with crashing surf. For a unique beach experience visit 'The Tunnels' in Ilfracombe, holders of a seaside award, or Hele Bay to the east of the town, also award winners, for good bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are within easy motoring distance, whilst North Devon's regional centre of Barnstaple is approximately 20 minutes' driving time.





01271 866 699
ilfracombe@boppproperty.com

Hayward House, Montpelier Lane, Ilfracombe, Devon, EX34 9FL

A Stylish Detached Home Offering Lifestyle and Investment Appeal...

Changing Lifestyles

Internal Description

Main Entrance - Door leading to:

Entrance Hall - Double glazed wooden window to front and side elevation, tiled flooring, under-stairs storage, stairs to upper floor, radiator, doors leading to:

Bedroom Two - 15'10" x 14'8" (4.83m x 4.47m)
Double-glazed wooden window to front elevation, radiator, door leading to:

Ensuite - 5'4" x 7'6" (1.63m x 2.29m)
Double-glazed wooden window to front elevation, tiled flooring, three-piece suite comprising low-level push button WC, pedestal wash hand basin, walk-in shower with sand-effect splash backing, heated towel rail, extractor fan.

Bedroom Three - UPVC double-glazed roof windows, storage, radiator, door leading to:

Ensuite - 3'5" x 10'5" (1.04m x 3.18m)
Tunnel light, tiled flooring, three-piece suite comprising low-level push button WC, pedestal wash hand basin, walk-in shower with sand-effect splash backing, heated towel rail, extractor fan.

Utility Room - 5'3" x 7'1" (1.6m x 2.16m)
Partly glazed window, tunnel light, tiled flooring, range of base units, space for appliances, wooden-effect countertops, stainless steel sink and drainer inset into work surface, boiler, extractor fan.

First Floor

Landing - Double-glazed window to side elevation, radiator, doors leading to:

Bedroom One - 13'10" x 14'2" (4.22m x 4.32m)
UPVC double-glazed sliding door and window to side elevation, enjoying stunning sea views and access to patio.

Bathroom - 8'5" x 6'11" (2.57m x 2.1m)
Double-glazed window to front elevation, partly tiled walls, four-piece suite comprising low-level push button WC, pedestal wash hand basin, shower cubicle, side to wall bath, heated towel rail, extractor fan.

Kitchen - 8'10" x 14'6" (2.7m x 4.42m)
Double-glazed wooden window to front elevation, range of wall and base units, tiled splash backing, marble-effect wooden countertops, porcelain sink and half plus drainer inset into work surface, integrated dishwasher, integrated electric hob inset into work surface with extractor hood above, partly glazed door leading to:

Lounge/Diner - 15'4" x 15'6" (4.67m x 4.72m)
Double-glazed window to front elevation, UPVC double-glazed sliding door and window to side elevation with access to patio enjoying amazing sea views, radiator.

Garage - 9'7" x 31'9" (2.92m x 9.68m)
UPVC double-glazed roof window, electric roller door, parking for two vehicles, lighting, power, room for storage.

Outside To the front of the property is the main entrance, along with a garage benefitting from power, lighting and an electric roller door, providing secure and convenient parking or storage.

To the rear, the property enjoys a fantastic low-maintenance sun-trap patio, perfectly positioned to take full advantage of the spectacular sea views. The patio is fully enclosed with a combination of block walling and timber fencing, offering both privacy and security, and further benefits from gated rear access—ideal for relaxed outdoor living and entertaining.

AGENT'S NOTES - This property is registered under Land Registry Title Number DN205898 with UPRN 10090335510 and is held on a Freehold tenure. It falls under Devon Local Authority, with a very low flood risk recorded and is not located within a conservation area. The property benefits from all mains services, including mains gas, electricity, water and drainage. Parking is provided via a garage, and the outside space comprises a rear patio area. The property is currently used as holiday accommodation/short-term letting (use class other than CH01). Council Tax is not applicable (N/A). The property holds an EPC rating of C. There are no known building safety issues, and the planning history is to be confirmed. Connectivity is good, with broadband speeds available up to up to 80 Mbps (Superfast). Mobile phone coverage is available across EE, Vodafone, Three and O2 networks. TV and satellite services are available via BT and Sky, with Virgin Media availability present.

01271 866 699
ilfracombe@boppproperty.com

Hayward House, Montpelier Lane, Ilfracombe, Devon, EX34 9FL

Changing Lifestyles

A Stylish Detached Home Offering Lifestyle and Investment Appeal...



Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

Hayward House, Montpelier Lane, Ilfracombe, Devon, EX34 9FL

A Stylish Detached Home Offering Lifestyle and Investment Appeal...









Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

Hayward House, Montpelier Lane, Ilfracombe, Devon, EX34 9FL

A Stylish Detached Home Offering Lifestyle and Investment Appeal...





Approximate total area(1)

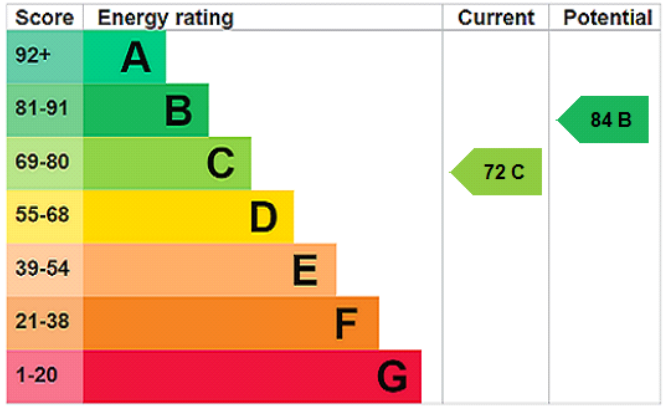
1645 ft²

152.8 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.

GIRAFFE360



Directions

From our Ilfracombe office with the shop premises on your right-hand side proceed out of the town centre. As the road becomes Portland Street take the second right onto Castle Hill just before The Scarlet Pimpernel garage. Continue up this road for a short while and take the almost immediate right into Montpelier Terrace. Continue along this road until you reach Hostel Park Road. Turn left heading up the road, then take the next left onto Montpelier Lane. Proceed along this road for approximately 100 metres and the property can be found on your right-hand side.

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.

Hayward House, Montpelier Lane, Ilfracombe, Devon, EX34 9FL

A Stylish Detached Home Offering Lifestyle and Investment Appeal...

Changing Lifestyles

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

119 High Street
Ilfracombe
Devon
EX34 9EY
Tel: 01271 866 699
Email: ilfracombe@boppproperty.com



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

01271 866 699

for a free conveyancing quote and mortgage advice.

