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Changing Lifestyles

13 St. Brannocks Road
Ilfracombe
Devon
EX34 8EG

Asking Price: £325,000 Freehold



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01271 866 699
ilfracombe@bopproperty.com

13 St. Brannocks Road, Ilfracombe, Devon, EX34 8EG

Elegant Victorian living with generous accommodation in a prime Ilfracombe location...



- Immaculate five-bedroom end of terrace
- Stylish open-plan kitchen with breakfast bar
 - Five generous double bedrooms
- Two modern bathrooms with rain showers
 - Bathroom with attractive sea views
 - Level lawned garden with patio
 - Off-street parking
 - EPC: D
- Council Tax Band: C



This elegant four/five-bedroom Victorian end-of-terrace home is offered for sale on St Brannocks Road, Ilfracombe, presenting beautifully maintained accommodation arranged over multiple levels. Rich in original character and finished to an excellent move-in standard, the property seamlessly blends period charm with versatile modern living.

The ground floor opens into a welcoming entrance hallway, enhanced by stained-glass detailing and exposed wooden floorboards that immediately reflect the home's Victorian heritage. This level includes the main living room with a character fireplace and a versatile fifth bedroom, currently utilised as a study or home office.

The first floor hosts the principal bedroom and a further double bedroom, both benefitting from bay windows, ceiling roses and coving, alongside a well-appointed family bathroom. The second floor provides two additional double bedrooms and a second bathroom, which enjoys attractive sea views.



To the lower ground floor is a superb entertaining space, comprising a separate dining room and a stylish open-plan kitchen and sitting room. The kitchen is fitted with marble-effect worktops, benefits from excellent natural light and incorporates a breakfast bar, ideal for everyday use. Sliding double-glazed doors open directly onto a level patio and lawned garden, fully enclosed by wooden fencing and offering a private outdoor setting.

Externally, the property also benefits from parking, a valuable feature in this sought-after coastal location. Retained period features, including stained glass, exposed flooring and fireplaces, are complemented by the home's immaculate presentation throughout. The property holds an EPC rating of D and falls within Council Tax Band C.

Ideally positioned close to Ilfracombe's high street, seafront and transport links, this impressive home will appeal to families, upsizers and holiday let investors seeking space, character and a prime coastal setting.

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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 beaches, visit Hele Bay to the east of the town 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.



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Internal Description

Main Entrance - Wooden door leading to:

Entrance Porch - 4'2" x 6' (1.27m x 1.83m)

Vinyl flooring, ceiling coving, wooden door leading to:

Hallway/Landing - 9'4" (2.84) x 2'11" (0.9)/8' (2.44) x 6'11" (2.1)

Wooden single-glazed sash window to side elevation, wooden single-glazed stained-glass window to side elevation, exposed wooden floorboards, ceiling coving, radiator, stairs leading to first floor, stairs leading to lower ground floor, door leading to:

Living Room - 15'11" x 10'4" (4.85m x 3.15m)

Single-glazed sash bay window to front elevation, ceiling coving, ceiling rose, exposed wooden floorboards, radiator, original feature fireplace with quartz mantelpiece surround, character alcoves.

Bedroom Five/Office Space - 15' x 11'11" (4.57m x 3.63m)

Wooden single-glazed sash bay window to rear elevation, exposed wooden floorboards, original feature fireplace with quartz mantelpiece surround, radiator, ceiling coving, picture rails, ceiling rose.

Lower Ground Floor

Lower Landing - 8'1" x 8'11" (2.46m x 2.72m)

Wooden single-glazed stained glass sash window to side elevation, cast iron radiator, wooden flooring, under-stair storage with space for tumble dryer, door leading to:

Dining Room - 12'7" x 12'5" (3.84m x 3.78m)

Wooden single-glazed windows to front elevation x2, two storage cupboards (one housing combi boiler), original feature fireplace, wooden flooring, radiator, door leading to:

Lower Access and Storage Unit - 5'10" x 2'8" (1.78m x 0.81m)

Location of stopcock and gas box.

Open-plan Kitchen/Sitting Room

Kitchen - 11'5" x 12'4" (3.48m x 3.76m)

Wooden single-glazed sash window to side elevation, range of wall and base units, quartz-effect countertops, integrated Beko dishwasher, 7-ring Flavel gas cooker with 4 oven doors, tiled splashbacking, stainless steel sink and drainer inset into countertops, space and plumbing for washing machine, space for tumble dryer, space for double fridge freezer, cast iron radiator, wooden-effect flooring, breakfast bar.

Sitting Room - 7'7" x 10'11" (2.3m x 3.33m)

Wooden-effect flooring, UPVC double-glazed sliding door to rear elevation leading to garden.

First Floor

Landing - 11'7" x 6' (3.53m x 1.83m)

Single-glazed stained-glass window to side elevation, radiator, stairs leading to second floor, ceiling coving, doors leading to:

Bedroom One - 14'9" x 12'11" (4.5m x 3.94m)

Single-glazed sash bay window to rear elevation, exposed wooden floorboards, ceiling coving, ceiling rose, radiator.

Family Bathroom - 9'1" x 5'5" (2.77m x 1.65m)

Wooden single-glazed sash window to side elevation, heated towel radiator, wall-mounted wash hand basin with storage unit below and vanity mirror above, tiled flooring, partly tiled walls, double shower cubicle with handheld shower attachment and rainfall shower attachment above, low-level flush button WC.

Bedroom Two - 15'10" x 9'8" (4.83m x 2.95m)

Wooden single-glazed sash bay window to front elevation, exposed wooden floorboards, radiator, ceiling coving, ceiling rose.

Second Floor

Landing - 11'6" x 3'8" (3.5m x 1.12m)

Wooden single-glazed stained glass sash window to side elevation, exposed wooden floorboards, radiator, access into loft, door leading to:

Bedroom Three - 10'3" x 12'4" (3.12m x 3.76m)

UPVC double-glazed windows to rear elevation, radiator, exposed wooden floorboards.

Bedroom Four - 13'3" x 9'5" (4.04m x 2.87m)

Wooden single-glazed sash windows to front elevation, wooden-effect flooring, radiator.

Bathroom - 8' x 7'8" (2.44m x 2.34m)

Wooden single-glazed sash windows to side elevation with a sea view of the Bristol Channel, low-level flush button WC, radiator, wall-mounted wash hand basin with storage unit below, shower cubicle with handheld shower attachment and rainfall shower attachment above, tiled splashbacking, tiled flooring.

Outside – The front of the property features a small patio area with steps rising to the main entrance, creating a welcoming and attractive approach. To the rear, the property benefits from a long, level patio, providing generous outdoor space ideal for dining, entertaining or relaxing. From the rear, there is also convenient side access onto a public footpath, offering an additional and practical means of access.

AGENT NOTES - This property is registered under Land Registry Title Number DN431118 with UPRN 100040267164 and is held on a Freehold tenure. The plot measures approximately 0.04 acres, with a total floor area of around 2,260 sq ft (210 sq m). It falls under North Devon District Council and is located within the Ilfracombe Conservation Area. The flood risk for the property is recorded as High. All services are mains-connected, including heating and water/drainage. Parking is provided via off-road parking, and the property benefits from outside space (garden). The property is in Council Tax Band C, with an annual charge of approximately £2,235. The EPC rating is D. There are no known building safety issues, and there are no current planning applications in place for the property or neighbouring properties. Connectivity is strong, with broadband speeds available up to 900 Mbps (Ultrafast), alongside Superfast (80 Mbps) and Basic (17 Mbps) options. Mobile coverage is available across EE, Vodafone, Three, and O2 networks. TV and satellite services are available via BT and Sky.

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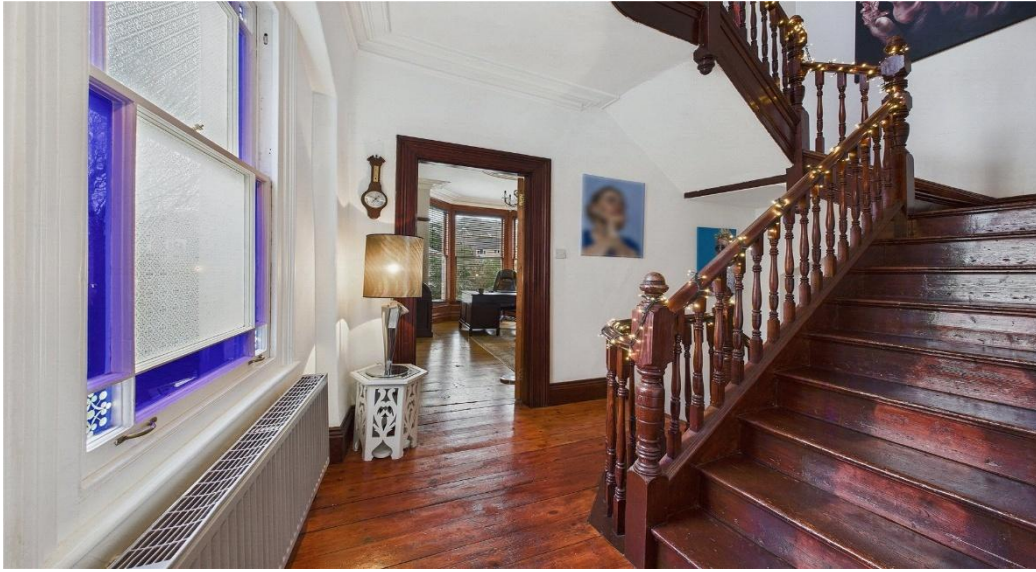


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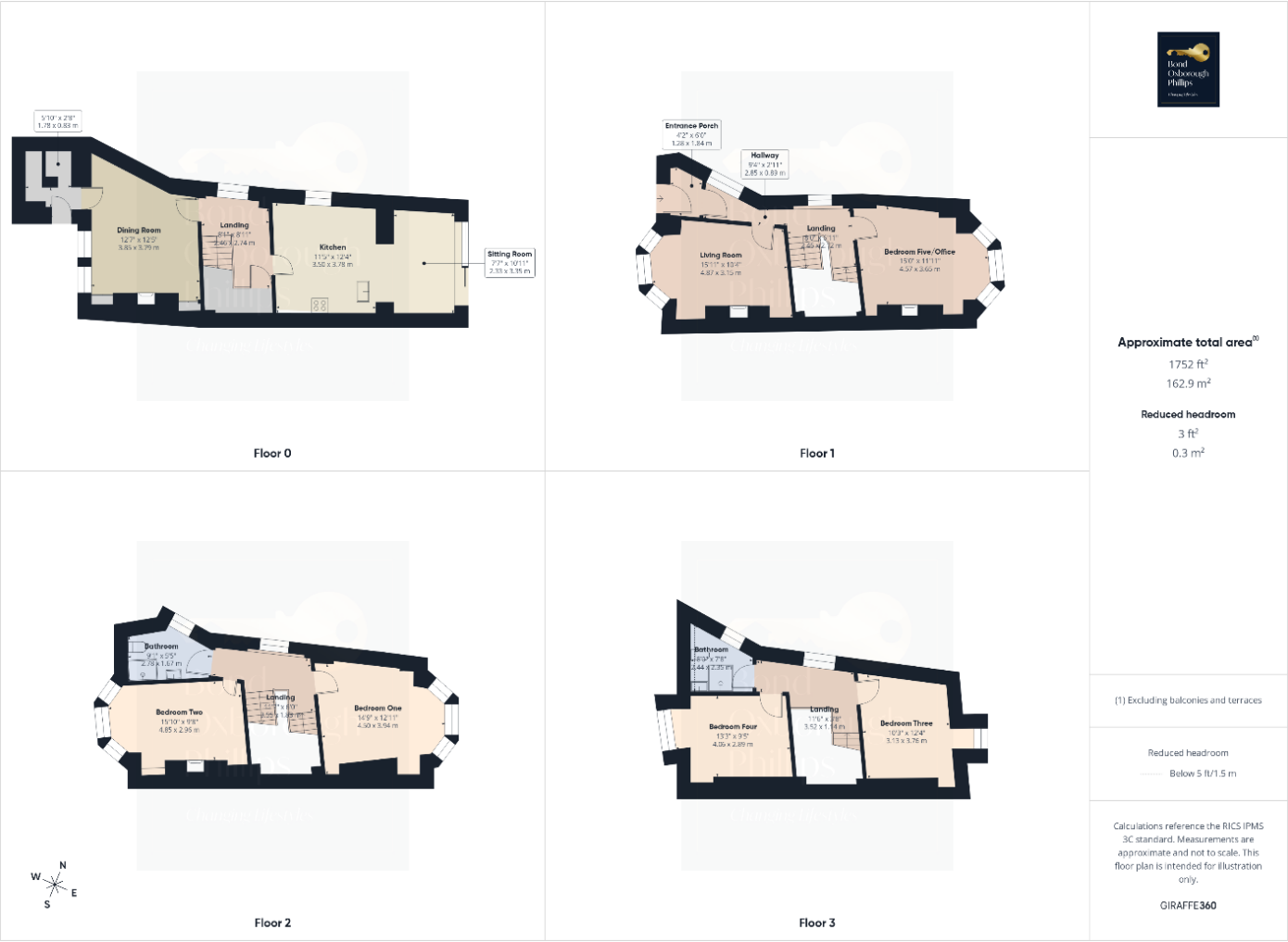


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Score	Energy rating	Current	Potential
92+	A	55 D	80 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	55 D	80 C
1-20	G		

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 office premises on your left-hand side, proceed out of town in a westerly direction. On passing Ilfracombe War Memorial and merging into St. Brannocks Road the property will then be found a short distance on your left-hand side displaying a 'For Sale' board.

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

119 High Street

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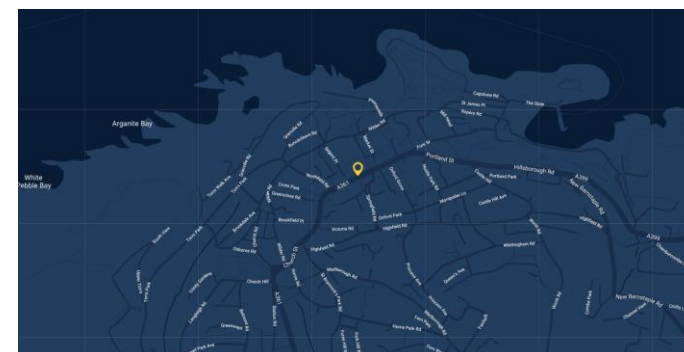
Have a property to sell or let?

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