



Bond
Oxborough
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Changing Lifestyles

Little Orchard
21 Park Hill Road
Ilfracombe
Devon
EX34 8HL

Asking Price: £482,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Little Orchard, 21 Park Hill Road, Ilfracombe, Devon, EX34 8HL



Stunning Edwardian detached home full of period charm, warmth and far-reaching views towards the Bristol Channel...

- Immaculate condition
 - Detached Edwardian house
- Period features and wood burners
 - High ceilings and ceiling coving
 - Beautiful gardens with BBQ area
 - Garage for parking and storage
- Breathtaking countryside and sea views
 - Elegant stained glass
- Spacious reception rooms with fireplaces
 - Three bedrooms
 - EPC: D
 - Council Tax Band: D



Little Orchard – Coastal Views, Character & Family Living

Tucked away at the end of a private drive, Little Orchard is a beautifully presented Edwardian home set within approximately a quarter-acre of south-facing gardens.

Offering privacy, with period charm and stunning sea views, this unique property enjoys a peaceful setting while remaining within walking distance of the town centre, schools, harbour and seafront.

The welcoming entrance hall features a graceful staircase and galleried landing, complemented by original stained glass, leaded light doors and ornate fireplaces throughout. The main lounge enjoys garden views and hills views with a wood-burning stove, while a second reception room overlooks the sea, hills, and is south facing as well, provides flexible space for a home office, dining room or additional sitting room or ground floor bedroom.



At the heart of the home is a beautifully renovated kitchen and family room, featuring solid ash units, a central island and range-style cooker. A spacious utility room and stylish ground-floor shower room add practicality for modern life.

Upstairs are three generous double bedrooms, each retaining original fireplaces. The principal bedroom enjoys far-reaching sea views, while a beautifully finished family bathroom completes the first floor.

Further benefits include ample off-road parking, a garage and external storage.

Little Orchard presents a rare opportunity to enjoy a private coastal lifestyle, combining period elegance, generous gardens and sea views, all within easy reach of local amenities.

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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. 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 - Door leading to:

Reception Hall - 12'4" x 10' (3.76m x 3.05m)

Stairs to upper floor, under-stairs storage, radiator, ceiling coving, picture rail, doors leading to:

Living Room - UPVC double-glazed bay window to front enjoying views of the Torrs and sea views, UPVC double-glazed door leading to outside, wood burner with hearth and surround, ceiling coving, dado rail, built-in book case, double radiator.

Dining Room/Office - 12' (3.66) x 13'11" (4.24) into bay

UPVC double-glazed bay window to front elevation enjoying views of the Torrs and sea views, UPVC double-glazed window to side elevation enjoying sea views, feature fire place, ceiling coving, picture rail, built-in bookcase into recess, double radiator.

Open-plan Kitchen/Diner

Dining Area - 10'1" x 11'6" (3.07m x 3.5m)

UPVC double-glazed window to rear elevation, kitchen island with seating area, useful cupboard, picture rail, double radiator, doorway leading to:

Kitchen - 8'10" x 6'4" (2.7m x 1.93m)

UPVC double-glazed window to side elevation, range of solid ash wall and base units with 1.5 bowl sink and drainer inset into Corian work surface, integrated electric oven, electric hob, plumbing and space for dishwasher, Calacatta kitchen island with hand drawers, double radiator.

Utility Room - 8'11" x 10'5" (2.72m x 3.18m)

Window to rear elevation, range of base units with surface over, Belfast sink, tiled splashbacking, plumbing and space for washing machine, overhead storage cupboard, cupboard leading to:

Boiler Room - Housing combi boiler supplying gas and hot water, door leading to:

Shower Room - 5'10" x 4'11" (1.78m x 1.5m)

Window to side elevation, shower cubicle, low-level push button WC.

First Floor

Landing - Radiator, loft access, door leading to:

Bedroom Two - 12' x 12'1" (3.66m x 3.68m)

UPVC double-glazed window to front elevation enjoying views of the Torrs, feature fireplace, picture rail, double radiator.

Bedroom One - 12'1" x 12'2" (3.68m x 3.7m)

UPVC double-glazed window to front elevation enjoying views of the Torrs, UPVC double-glazed window to side elevation enjoying breathtaking sea views towards the Welsh coastline, picture rail, feature fireplace, double radiator and panelling.

Bedroom Three - 10'1" x 11'3" (3.07m x 3.43m)

UPVC double-glazed window to rear elevation, built-in wardrobes, picture rail, radiator.

Bathroom - 8'10" x 5'5" (2.7m x 1.65m)

UPVC double-glazed opaque window, three-piece suite comprising panel bath with mixer shower, low-level WC, pedestal basin, extractor fan, double radiator, recently fitted flooring.

Outside - Outside, the wraparound gardens offer multiple seating areas, mature planting, fruit trees, a vegetable plot and greenhouse. A purpose-built outdoor bar creates an ideal entertaining space, while a screened section of garden offers potential for a garden annexe, home office or additional income opportunity (subject to any necessary consents).

Agent's Notes - The property is of traditional brick and stone construction beneath a slate roof and benefits from gas fired central heating. All main services are connected, including mains electricity, mains gas, mains water and mains drainage. The property is freehold and registered under Title Numbers DN245231 and DN643690 with UPRN 100040266376. It is located within the North Devon local authority area and falls within Council Tax Band D, with an approximate annual charge of £2,515. The property is not situated within a conservation area and is assessed as being at very low risk of flooding. An Energy Performance Certificate is in place with a current rating of D. The total internal floor area is approximately 1,356 sq ft and the plot extends to around 0.24 acres. Broadband speeds of approximately 17 Mbps are available, with superfast services up to 80 Mbps, and mobile phone coverage is available with EE, Vodafone, Three and O2, although purchasers should make their own enquiries to confirm availability and suitability. Satellite and fibre television services are available via BT and Sky. Neighbouring properties have a right of way over the driveway, and any restrictions are TBC. We are aware that planning permission has been granted by North Devon Council under application reference 80905 for Erection of new dwelling on land located on land to rear of Park Hill Road. Prospective purchasers are advised to make their own enquiries with the Local Planning Authority regarding the nature and potential impact of the approved scheme.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From our office on Ilfracombe High Street, head left on the A361. The entrance to the property is located midway along Park Hill Road. Travelling uphill, turn left into the open turning between numbers 12 and 13, proceed up the slight incline between two garages, then bear right and follow the private lane to the property, situated at the end on the left-hand side.

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

119 High Street

Ilfracombe

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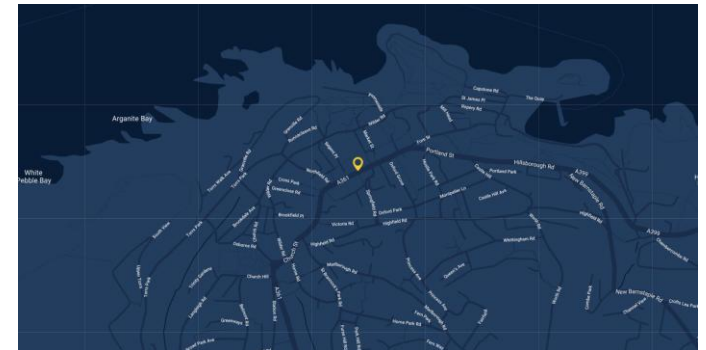
Have a property to sell or let?

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.

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the team at Bond Oxborough
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for a free conveyancing quote and
mortgage advice.



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