



Bond
Oxborough
Phillips

Changing Lifestyles

95 Channel View
Ilfracombe
Devon
EX34 9PU

Asking Price: £400,000 Freehold



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01271 866 699
ilfracombe@boproperty.com

95 Channel View, Ilfracombe, Devon, EX34 9PU

A stunning detached home with uninterrupted sea views across the Bristol Channel...



- Three-bedroom detached house in a prime location
- Beautifully renovated to a high standard
 - Amazing sea views
 - Front and rear gardens
 - Private driveway and garage
- Master bedroom with sea views and luxurious ensuite bathroom
- Open-plan living and dining space with panoramic coastal views
 - EPC: D
 - Council Tax Band: D



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Occupying an enviable elevated position within the highly sought-after Channel View area of Ilfracombe, this exceptional three-bedroom detached residence commands breathtaking panoramic sea views across the Bristol Channel towards the Welsh coastline. Renovated to a high standard throughout and offered with vacant possession, the property presents a rare opportunity to acquire a premium coastal home in one of the town's most desirable locations.

The heart of the home is a stunning open-plan living and dining space, flooded with natural light from expansive windows that perfectly frame the coastal outlook and provide direct access to the garden — an ideal setting for both relaxed family living and entertaining. The adjoining kitchen is bright and well appointed, incorporating a practical breakfast area and enjoying further natural light.

All three bedrooms are generous doubles, each benefitting from superb sea views. The principal suite is particularly impressive, complemented by a luxurious ensuite bathroom featuring a freestanding bath, separate rain shower and heated towel rail, finished to an exceptional standard with floor-to-ceiling tiling. Bedrooms two and three provide excellent proportions and versatility for family living or guest accommodation. A beautifully appointed main bathroom serves the remaining bedrooms, also finished to a high standard.

Externally, the property continues to impress. The side and rear gardens enjoy a sunny aspect and have been thoughtfully arranged with a seating area and terraced sections planted with mature shrubs, creating privacy and colour throughout the seasons. Importantly, the home is not overlooked, enhancing the sense of seclusion and tranquillity. Further benefits include off-road parking and a single garage.

Situated within easy reach of Ilfracombe's harbour, beaches, local schools and everyday amenities, the property also provides convenient access to Barnstaple for rail connections to Exeter St Davids and beyond. With coastal walks quite literally on your doorstep, this home will perfectly suit families or buyers seeking an elevated coastal lifestyle with space, privacy and uninterrupted views.

An outstanding opportunity in a prime Channel View setting.

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.

Lower Floor

Main Entrance - UPVC double-glazed door leading to:

Entrance Hallway - 3'1" x 2'11" (0.94m x 0.9m)

Stairs leading to first floor, UPVC double-glazed window to front elevation, door leading to:

Bedroom Three - 11'8" x 10'1" (3.56m x 3.07m)

UPVC double-glazed window to front elevation, radiator, built-in wardrobes.

First Floor

Landing - 5'10" x 3'1" (1.78m x 0.94m)

Access into loft, door leading to:

Bedroom One - 11'4" x 15'11" (3.45m x 4.85m)

UPVC double-glazed window to front elevation with amazing sea views, UPVC double-glazed obscured window to side elevation, radiator, spotlights, door leading to:

Ensuite Bathroom - 7'4" x 9'2" (2.24m x 2.8m)

UPVC double-glazed windows to rear and side elevations, low-level flush button WC, heated towel radiator, tiled flooring, wall tiling from floor to mid-wall, wall-mounted dual wash hand basin unit, single bath with handheld and rainfall shower attachments above, tiled surround, wall-mounted vanity mirror.

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Main Bathroom - 8'1" x 9'3" (2.46m x 2.82m)

Modern wet room with UPVC double-glazed window to rear elevation, freestanding wash hand basin unit with storage below, low-level flush button WC, tiled flooring, wall tiling from floor to mid-wall, heated towel radiator, open storage cupboard, double shower cubicle with handheld and rainfall shower attachments above, splashbacking from floor to ceiling, extractor fan.

Bedroom Two - 11'8" x 10'1" (3.56m x 3.07m)

UPVC double-glazed window to front elevation with amazing sea views, radiator, built-in wardrobes.

Kitchen - 10'3" x 12'10" (3.12m x 3.9m)

UPVC double-glazed window to rear elevation, wooden-effect tiled flooring in herringbone format, space for fridge freezer, range of wall and base units, quartz-effect countertop, space and plumbing for washing machine, tiled splashbacking, space for tumble dryer, integrated Lamona dishwasher, sink and drainer inset into countertop, electric oven, 4-ring Lamona induction hob with extractor fan above, spotlights, radiator, opening leading to:

Open-plan Lounge/Dining Room - 13'5" x 17'2" (4.1m x 5.23m)

UPVC double-glazed window to front elevation with amazing sea views, UPVC double-glazed window to side elevation, UPVC double-glazed windows to rear elevation x2, UPVC double-glazed door leading to rear garden, radiators x2.

Outside - The property enjoys well-established, private gardens that complement its elevated setting. A winding front path, bordered by mature shrubs and planting, leads to the side access. To the side, a level area provides an ideal space for outdoor dining and wraps around to the rear, where the garden gently terraces upward with steps leading to an elevated viewpoint. Mature shrubs and established planting feature throughout, creating colour, privacy and year-round interest.

Agent notes - This property is registered under Land Registry Title Number DN25980 with UPRN 100040264068 and is held on a Freehold tenure. The plot measures approximately 0.11 acres. It falls under North Devon Local Authority, with a flood risk recorded as Very Low and is not located within a Conservation Area. Services include gas central heating and mains water and drainage. Parking is provided via a driveway and garage, and outside space comprises a garden. The property is in Council Tax Band D with an annual cost of approximately £2,515. The EPC rating is D. There are no known building safety issues and there are no current planning applications affecting the property at this time. Connectivity is good, with broadband speeds available up to 55 Mbps (Superfast) and 15 Mbps (Basic), mobile coverage via EE, Vodafone, Three and O2 (subject to provider), and TV/satellite services available via BT, Sky and Virgin Media.

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Directions

From Ilfracombe High Street with our office on your right-hand side, proceed out of the town centre and upon reaching the traffic lights take the right-hand turning onto the New Barnstaple Road. Continue along this road for a short distance and take the right-hand turning into Channel View, bear to the left and follow the road to the top and take the last left-hand turning where number 95 will be found on your right-hand side with a number plate and for sale sign clearly displayed.

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.

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		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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