Bond Oxborough Phillips

Changing Lifestyles

5 Langleigh Terrace
Ilfracombe
Devon
EX34 8EB

Asking Price: £325,000 Freehold







01271 866 699
ilfracombe@boppproperty.com

5 Langleigh Terrace, Ilfracombe, Devon, EX34 8EB

A Beautiful Victorian Family Home with Stunning Outlooks and Endless Charm...

- Elevated position with views across Torrs Park and sea glimpses
- Six-bedroom Victorian residence arranged over three floors
- Wealth of original character features including Victorian fireplaces and tiled flooring
- Close to scenic coastal walks and the South West Coast Path
- Private rear courtyard garden with covered seating area
- EPC: D
- Council Tax Band: C







Occupying an elevated position with attractive views across Torrs Park and glimpses towards the Bristol Channel, this substantial Victorian residence offers an abundance of character, charm and versatile accommodation arranged over three floors.

Steeped in period features, the property immediately impresses with its welcoming entrance hall, complete with original Victorian tiled flooring, setting the tone for the character found throughout. To the front of the home, the elegant sitting room is bathed in natural light from large windows and centres around a beautiful Victorian fireplace, creating a warm and inviting space to relax and unwind.

Further along the hallway, the separate dining room provides an ideal setting for family gatherings and entertaining, flowing through to the kitchen. The kitchen is complemented by a practical utility area with space for a range of appliances and provides access to the rear of the property and garden.

Completing the first floor is a well-appointed family bathroom featuring a bath with shower over, heated towel rail and a separate WC.

The property offers six bedrooms, providing exceptionally flexible accommodation for growing families, multi-generational living or those seeking space to work from home. One of the bedrooms is currently utilised as a home office, demonstrating the versatility on offer. Several rooms enjoy attractive outlooks across Torrs Park, whilst others benefit from glimpses of the sea, creating a wonderful coastal backdrop. The principal bedroom retains an original Victorian fireplace, further enhancing the property's character and heritage.

Combining generous accommodation, period charm and an enviable position close to the coast, this impressive home offers a rare opportunity to acquire a character-filled Victorian property in one of Ilfracombe's most sought-after locations. With Torrs Park on the doorstep and the town centre, picturesque harbour and stunning coastal walks all within easy reach, the property perfectly balances character, space and lifestyle.

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Ilfracombe is a characterful Victorian seaside town offering a good range of everyday amenities, including independent shops, supermarkets, schools, a cinema, healthcare facilities and a variety of cafés, bars and restaurants. The picturesque harbour remains a focal point of the town, home to the iconic Verity statue, along with a selection of galleries and eateries. The town also benefits from a modern watersports centre and the well-regarded Ilfracombe Aquarium.

A range of local events and seasonal festivals take place throughout the year, many centred around the harbour and seafront, including performances at the Landmark Theatre. The surrounding North Devon coastline is renowned for its natural beauty, with nearby Hele Bay offering a more sheltered beach, while the award-winning beaches at Woolacombe, Croyde and Putsborough are all within easy reach by car.

The regional centre of Barnstaple is approximately 20 minutes away, providing a wider selection of national retailers, leisure facilities and transport connections, including rail links to Exeter and beyond.

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Outside - To the front of the property, a well-maintained garden and steps rise to the entrance, enhancing the home's traditional Victorian charm and kerb appeal.

To the rear, a covered patio provides an ideal space for outdoor dining and entertaining, with steps leading up to a private courtyard garden. The courtyard benefits from a useful storage shed with power connected, as well as a rear access gate, offering both practicality and convenience.

AGENT NOTES: This property is of traditional brick and rendered construction beneath a slate tiled roof, with sections of fibreglass roofing, and is registered under Land Registry Title Number DN544323 with UPRN 10000483203 and held on a Freehold tenure. The plot measures approximately 0.03 acres and falls under North Devon Council. Flood risk is recorded as Very Low and the property is not situated within a Conservation Area. Services include mains gas central heating, mains electricity, mains water and mains drainage. Parking is on-street, and outside space comprises a front garden and rear patio/courtyard area. The property is in Council Tax Band C, with an annual charge of approximately £2,349, and has an EPC rating of D. There are no known building safety issues, no current planning applications affecting the property and no known planning history relating to the property or neighbouring properties. The property benefits from a shared access pathway to the rear, providing neighbouring properties with a right of way, although this does not adversely affect the title or enjoyment of the property. Connectivity is good, with broadband speeds available up to 52 Mbps Superfast Broadband (17 Mbps Standard Broadband). Mobile coverage is available from EE, Vodafone, Three and O2, whilst television and satellite services are available via BT, Sky and Virgin Media.

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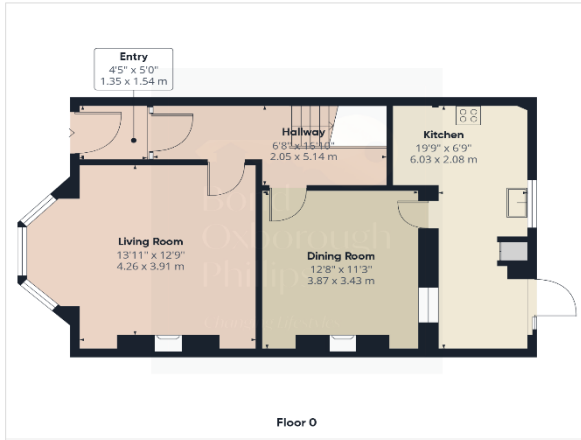


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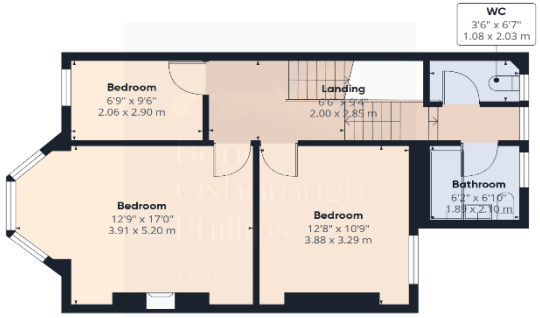
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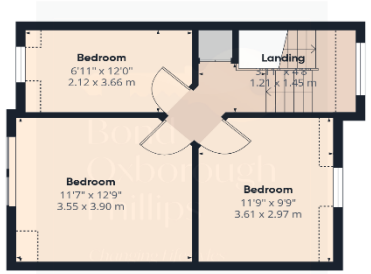
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Floor 0



Floor 1



Floor 2

Approximate total area(1)
1615 ft²
149.9 m²

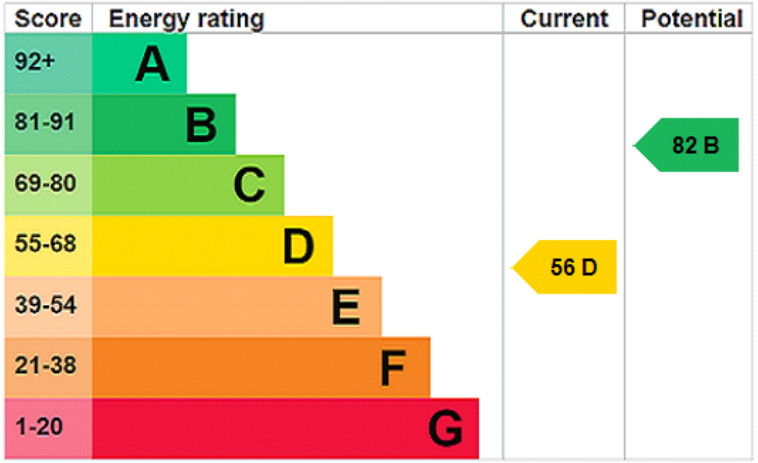
Reduced headroom
25 ft²
2.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



Directions

Directions to Find: Proceed along the High Street, with our office on your left hand side, continue on to Church Street and upon reaching the mini roundabout, bear left onto St Brannocks Road and take the immediate right-hand turn onto Church Hill. Proceed along Church Hill which becomes Langleigh Road and the property can be found on your left 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.

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

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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.

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

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for a free conveyancing quote and mortgage advice.

