



Bond
Oxborough
Phillips

Changing Lifestyles

The Garage Scamps
Yard
Horne Road
Ilfracombe
Devon
EX34 8HD

Guide Price: £15,000 Freehold



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01271 866 699
ilfracombe@boproperty.com

The Garage Scamps Yard, Horne Road, Ilfracombe, Devon, EX34 8HD

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For sale by informal tender. All interested parties are invited to submit their best and final offers in writing by 12:00 noon on Wednesday 19th August 2026. Please ensure all bids are accompanied by proof of funds. The vendor reserves the right to accept or reject any offer prior to the closing date

An excellent opportunity to acquire a substantial garage/workshop measuring approximately 16'5" x 17'9", offering a versatile space suitable for a variety of uses.

Whether you're looking for secure vehicle storage, a workshop for a trade or hobby, or simply additional storage space, this generously sized garage provides fantastic potential. Conveniently situated within Ilfracombe, the property offers easy access and would appeal to car enthusiasts, tradespeople, investors, or anyone in need of a practical and flexible space.

Rarely do garages of this size become available, making this an opportunity not to be missed.

Agent notes - This property is currently in the process of being registered under a new Land Registry title, following the recent grant of probate. The application is being dealt with by the seller's solicitor. The property will be held on a Freehold tenure and measures approximately 16'5" x 17'9". It falls under North Devon Council, has a very low flood risk, is not located within a conservation area, and does not currently have a UPRN assigned. Parking is provided by the garage itself, and there is no outside space. The property is not subject to Council Tax, and an EPC is not required. There are no known building safety issues and no known planning history affecting either the property or neighbouring properties. Connectivity is not applicable, although mobile coverage in the area is typically good.



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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