



Bond
Oxborough
Phillips

Changing Lifestyles

Seagull Villa
Arcade Road
Ilfracombe
Devon
EX34 9BB

Asking Price: £330,000 Freehold



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01271 866 699
ilfracombe@bopproperty.com

Seagull Villa, Arcade Road, Ilfracombe, Devon, EX34 9BB

Luxury Coastal Living with Sun Terrace, Sea Views & Contemporary Design...



- Reverse-level detached home designed to maximise the stunning sea views
- Spectacular sun terrace and Juliet balcony overlooking the coastline
- Two generous double bedrooms, both with stylish en-suite shower rooms
- Owned solar panels and underfloor heating for efficient modern living
- A unique coastal home in one of Ilfracombe's most sought-after locations
 - EPC: TBC
 - Council Tax Band: C



Designed to make the very most of its spectacular coastal setting, this beautifully presented two-bedroom detached reverse-level home occupies an elevated position within Ilfracombe, enjoying breathtaking views across the Bristol Channel. Thoughtfully designed and finished to a high standard throughout, the property offers stylish, contemporary accommodation, generous outdoor entertaining space and beautifully landscaped gardens.

The ground floor welcomes you into a spacious entrance hall with an attractive wooden staircase featuring a contemporary glass balustrade. On this level are two generous double bedrooms, both benefitting from fitted wardrobes and modern en-suite shower rooms. The principal bedroom enjoys a charming box bay window overlooking the rear garden, while the second bedroom features glazed doors opening directly onto the rear patio, creating a seamless connection with the outside space.

Occupying the entire first floor, the impressive open-plan living area has been designed to maximise the stunning sea views. The contemporary kitchen is beautifully appointed with a range of integrated appliances including an oven, microwave, dishwasher, drinks fridge and a central island incorporating an induction hob with extractor above, creating a superb space for both everyday living and entertaining.

The dining area opens directly onto a spacious sun terrace, perfectly positioned to enjoy uninterrupted views across the Bristol Channel, while the adjoining lounge benefits from a Juliet balcony, allowing the spectacular outlook to become part of the living space. Flooded with natural light from a skylight and additional windows, the room also features a charming log-burning stove, creating a warm and inviting atmosphere throughout the seasons.

Outside, the property is equally impressive. A generous patio spans the rear of the house, providing an idyllic setting for outdoor dining and entertaining while taking in the far-reaching coastal views. Useful side access leads to additional storage and a dedicated wood store. Beyond the patio, attractive timber sleeper steps descend to a level lawn, complemented by a garden shed and a charming pergola-covered seating area, creating a peaceful retreat to enjoy the surroundings.

To the front, illuminated timber sleeper steps and sliding gated access provide an attractive approach, while an additional patio area and side access lead through to the rear garden. The current owner leases a nearby parking space, which may be available to a purchaser by separate arrangement, subject to agreement with the relevant third party.

Offering a superb reverse-level design, exceptional coastal views and beautifully presented accommodation throughout, this is a rare opportunity to acquire a distinctive home in one of Ilfracombe's most desirable locations.

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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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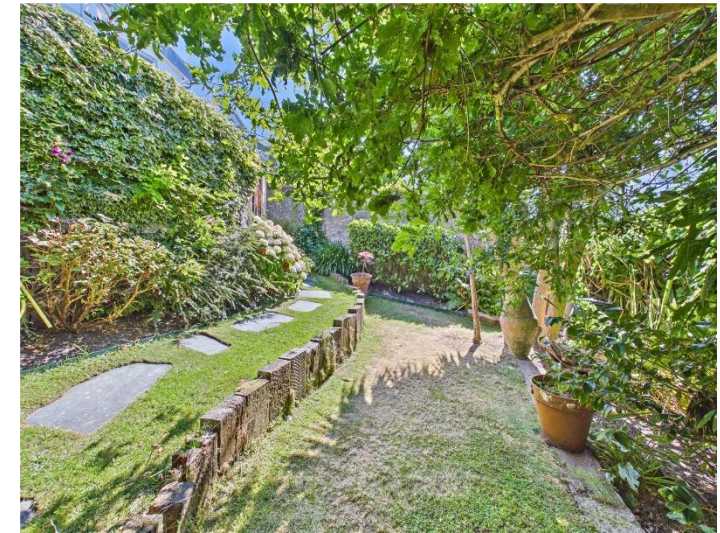
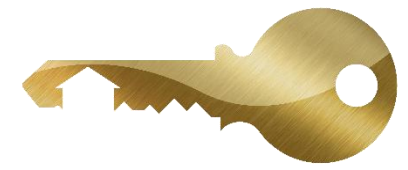


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Agents Notes This detached property is of traditional brick construction beneath a zinc roof and is registered under Land Registry Title Number DN662281 with UPRN 10091211697, held on a Freehold tenure. The plot extends to approximately 0.08 acres and falls under North Devon Council, with a very low flood risk, and is situated within the Ilfracombe Conservation Area. The property benefits from mains gas, electricity, water and drainage, with gas central heating supplemented by underfloor heating to the ground floor. It also benefits from owned solar panels, which supply electricity directly to the property rather than exporting to the grid. Parking is available via a leased parking space (please note this space is not included within the Freehold title), and the outside space comprises landscaped gardens and terraces. The property is in Council Tax Band C, with an annual charge of approximately £2,349. The EPC is to be confirmed (TBC). There are no known building safety issues, and there are no current planning applications affecting the property or neighbouring properties. Connectivity is excellent, with full fibre broadband connected to the property, broadband speeds available of up to 80 Mbps, good mobile coverage across the major networks (EE, Vodafone, Three and O2), and TV services available via BT, Sky and Virgin Media.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From our Ilfracombe office at 119 High Street, EX34 9EY, proceed along the High Street towards the War Memorial and continue straight ahead onto St James Place. After approximately 100 yards, turn left into Arcade Road. Continue for around 30 metres, passing Ilfracombe Library, where Seagull Villas will be found on the right-hand side.

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

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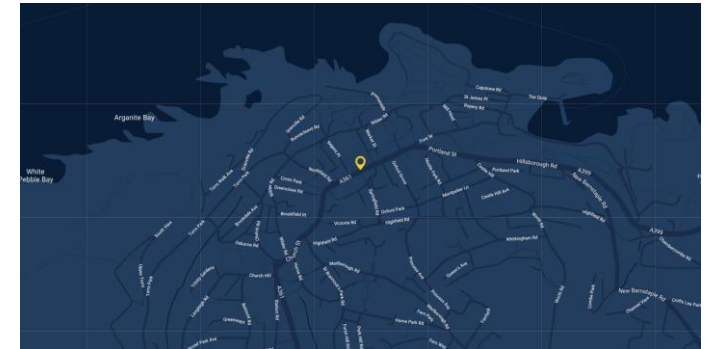
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