Bond Oxborough Phillips

Changing Lifestyles

10 Pretoria Terrace
Ilfracombe
Devon
EX34 8LD

Asking Price: £220,000 Freehold







Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

10 Pretoria Terrace, Ilfracombe, Devon, EX34 8LD

A Spacious Three-Bedroom Character Home with Spectacular Views Towards the Cairn

- Spectacular Far-Reaching Views Towards the Cairn
- Spacious Three-Bedroom Character Home
- Impressive Bay Windows Maximising the Views
- Enclosed Rear Garden
- EPC: D
- Council Tax Band: B







Enjoying spectacular views towards the Cairn and surrounding countryside, this spacious three-bedroom character home offers generous accommodation with a wealth of original features throughout.

The ground floor comprises a welcoming living room with bay window, feature fireplace and impressive outlook, alongside a separate dining room with original fireplace and direct garden access. The kitchen offers a range of fitted units, marble-effect worktops and space for appliances.

Just off the hallway is a useful ground-floor WC with plumbing for a washing machine, which leads through to a lean-to providing excellent additional storage and external access.

On the half landing is the family bathroom, while upstairs are three well-proportioned bedrooms, all featuring original fireplaces. The principal bedroom is a particular highlight, with a large bay window enjoying spectacular views towards the Cairn. Further useful storage is available off the landing, with access to the rear garden and stairs leading into the loft space.

A characterful and versatile home combining fantastic views, generous accommodation, period features and excellent storage.

Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

10 Pretoria Terrace, Ilfracombe, Devon, EX34 8LD

A Spacious Three-Bedroom Character Home with Spectacular Views Towards the Cairn

Changing Lifestyles



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.

01271 866 699
ilfracombe@boppproperty.com

10 Pretoria Terrace, Ilfracombe, Devon, EX34 8LD

A Spacious Three-Bedroom Character Home with Spectacular Views Towards the Cairn

Changing Lifestyles







Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

10 Pretoria Terrace, Ilfracombe, Devon, EX34 8LD

A Spacious Three-Bedroom Character Home with Spectacular Views Towards the Cairn









Agents Notes: This property is registered under Land Registry Title Number DN195078 with UPRN 100040265426 and is held on a Freehold tenure. The plot measures approximately 0.05 acres, with an internal floor area of approximately 1,377 sq ft (128 sq m). It falls under North Devon Council, with a very low flood risk and is not situated within a Conservation Area. Services include gas central heating and mains water and drainage. Parking is on street, while outside space comprises a rear patio garden. The property is in Council Tax Band C, with an annual cost of approximately £2,349, and has an EPC rating of E. There are no known building safety issues. A nearby planning application relating to Marine Court Hotel, Hillsborough Road, Ilfracombe, EX34 9QQ (Application 81887, dated 10/06/2026) is currently pending and relates to the change of use from a former hotel to a single dwelling. Connectivity is good, with broadband speeds available up to 80 Mbps, mobile coverage available via EE, Vodafone, Three and O2, and TV/satellite services available via BT, Sky and Virgin.

10 Pretoria Terrace, Ilfracombe, Devon, EX34 8LD

A Spacious Three-Bedroom Character Home with Spectacular Views Towards the Cairn

Outside: To the front is a small patio area enjoying an attractive outlook, with side access leading to the rear. The tiered rear garden is arranged over three levels and features patio and decked seating areas, a fish pond and an abundance of mature shrubs and planting, creating a wonderfully peaceful and tranquil outdoor space.





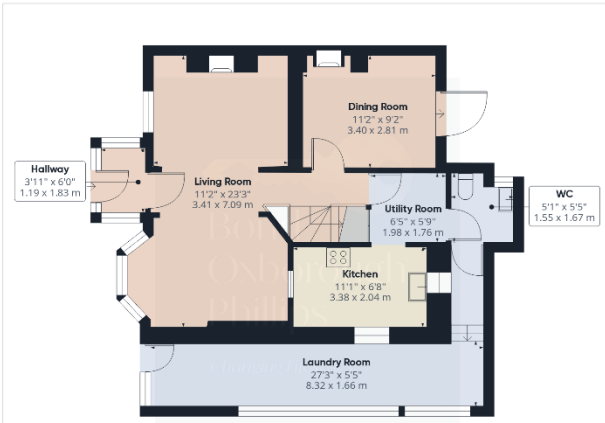






10 Pretoria Terrace, Ilfracombe, Devon, EX34 8LD

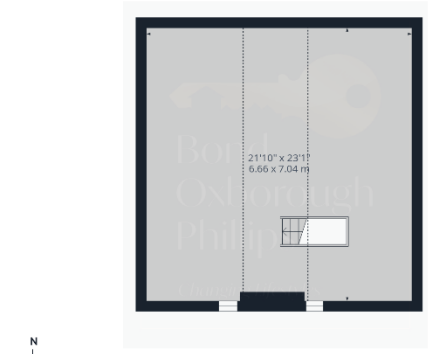
A Spacious Three-Bedroom Character Home with Spectacular Views Towards the Cairn



Floor 0



Floor 1



Floor 2

Approximate total area(1)

1750 ft²
162.5 m²

Reduced headroom

371 ft²
34.5 m²

(1) Excluding balconies and terraces

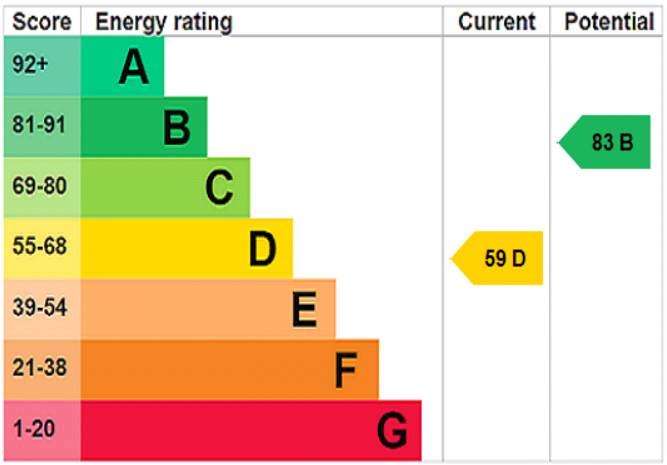
Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

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.



Directions

From 'Ilfracombe High Street' with our office on your left-hand-side proceed out of the town passing through both sets of traffic lights and upon reaching the mini-roundabout take the left-hand turning then immediately right onto 'Church Hill'. Continue up this road and take the left-hand turning into 'Belmont Road'. Continue along this road passing 'Hillington' on your right-hand-side, Continue for a short distance and you will find steps leading up to Pretoria Terrace where the property can be easily identified with a Sales Board.

10 Pretoria Terrace, Ilfracombe, Devon, EX34 8LD

A Spacious Three-Bedroom Character Home with Spectacular Views Towards the Cairn

Changing Lifestyles

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

119 High Street
Ilfracombe
Devon
EX34 9EY
Tel: 01271 866 699
Email: ilfracombe@boppproperty.com



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

01271 866 699

for a free conveyancing quote and mortgage advice.

