



Bond
Oxborough
Phillips

Changing Lifestyles

Tunshill
4 Hillsborough Road
Ilfracombe
EX34 9QQ

Asking Price: £270,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Tunshill, 4 Hillsborough Road, Ilfracombe, EX34 9QQ



A Characterful Four-Bedroom Home with Period Features, Sea Views & Exciting Potential...

- Substantial Four-Bedroom Character Home
- Stunning Sea Views Towards the Bristol Channel
- Fantastic Period Features Throughout
 - Exciting Opportunity for Further Improvement & Modernisation
 - EPC: E
 - Council Tax Band: C



Full of character and period charm, this substantial four-bedroom home offers spacious accommodation, a wealth of original features and impressive views towards the Bristol Channel. The property would benefit from some partial renovation and modernisation, providing an excellent opportunity for buyers to enhance the home to their own tastes.

The ground floor centres around a generous open-plan living and dining room, featuring exposed wooden floorboards, two original fireplaces, picture rails and an attractive box bay window. French doors from the dining area provide direct access to the garden.

The characterful kitchen features flagstone flooring, wooden worktops, a Belfast sink and space for a Range-style cooker. This opens into a useful utility area, with further garden access, while a modern wet room with rainfall shower completes the ground floor.

Upstairs are four well-proportioned bedrooms, retaining features including exposed floorboards, sash and box bay windows and picture rails. Two of the rear bedrooms enjoy impressive sea views across towards the Bristol Channel.

A family bathroom with freestanding bath completes the first-floor accommodation.

Offering four bedrooms, two bath/shower rooms, a garden, period features and coastal views, this is an exciting opportunity to create a fantastic character home in North Devon.



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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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AGENT 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.

Outside To the rear of the property is an enclosed patio garden, providing a low-maintenance outdoor space ideal for seating, alfresco dining and entertaining. The patio is conveniently accessed directly from the dining area and utility room, creating a natural extension of the ground-floor living space.



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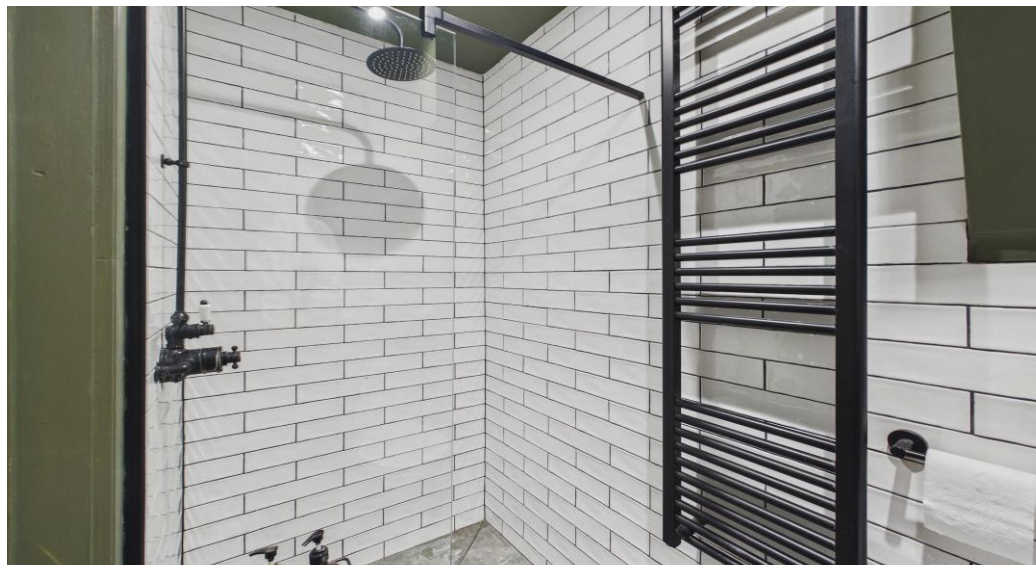


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Directions
Proceed along 'Ilfracombe High Street' with our office on your right-hand-side, heading out of 'Ilfracombe' in the direction of 'Combe Martin'. After reaching then passing straight over the first set of traffic lights, continue along Hillsborough Road until reaching the property located on your left hand side.

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

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119 High Street

Ilfracombe

Devon

EX34 9EY

Tel: 01271 866 699

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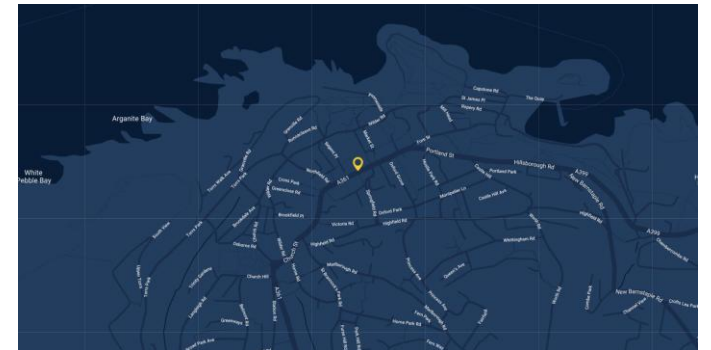
Have a property to sell or let?

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.



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