



Bond
Oxborough
Phillips

Changing Lifestyles

Merlin
Station Road
Ilfracombe
Devon
EX34 8DE

Asking Price: £399,995 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Merlin, Station Road, Ilfracombe, Devon, EX34 8DE



A secluded four-bedroom bungalow with space, gardens and potential...

- Substantial Four-Bedroom Detached Bungalow
 - Two Generous Reception Rooms
- Large, Mature & Exceptionally Private Gardens
- Long Private Driveway with Ample Parking
 - Walking Distance of Ilfracombe Town, Harbour & Coast
 - EPC: D
 - Council Tax Band: D

Tucked away in an elevated and wonderfully private setting, Merlin is a substantial four-bedroom detached bungalow offering an impressive combination of space, seclusion and potential, all within walking distance of Ilfracombe town centre, harbour and coastline.

Approached via a long, sweeping private driveway, the property is beautifully screened by mature trees and established gardens, creating a genuine sense of privacy despite its convenient location. The elevated position also enjoys attractive views across Ilfracombe and the surrounding landscape.

Inside, the accommodation is generous, bright and versatile. The main lounge sits to the front, enjoying an open outlook and central fireplace, while a separate sitting room overlooks the rear garden. The fitted kitchen incorporates a breakfast area and connects conveniently to the rear lobby, cloakroom and garden.

There are four well-proportioned bedrooms, three with built-in wardrobes, alongside a family bathroom and separate shower room, providing excellent flexibility for family life, guests or home working.

A particularly exciting feature is the property's future potential. The integral garage offers scope to create additional living accommodation, while the substantial loft space could provide further possibilities for conversion and the opportunity to take advantage of the elevated outlook, subject to the necessary planning permissions and consents.

Outside, mature trees, colourful planting and secluded garden areas surround the bungalow, creating a peaceful environment for relaxing and entertaining, while the private driveway provides ample parking and turning space.

With Ilfracombe's shops, cafés, picturesque harbour and beaches all within easy reach, alongside nearby countryside walks and Cairn Nature Reserve, Merlin offers the rare combination of privacy, space and convenience.

Offered with no upward chain, this is an impressive home with beautiful gardens and exciting potential for its next owners.



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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 DN685250 with UPRN 100040267370 and is held on a Freehold tenure. The plot measures approximately 0.24 acres. It falls under North Devon Council, with a very low flood risk and is not situated within a Conservation Area. The property is understood to be of brick construction with double-glazed windows beneath a tiled roof. Services include gas-fired central heating with all mains services connected, including mains water and drainage. Parking is provided via a long private driveway with ample parking and turning space, together with an integral garage, while outside space comprises large, mature and secluded gardens. The property is in Council Tax Band D, with an annual charge of approximately £2,642. The EPC rating is D. There are no known building safety issues and no planning permissions currently in place for this property or neighbouring properties. The integral garage and substantial loft space may offer potential for conversion, subject to obtaining the necessary planning permissions and consents. Connectivity is good, with broadband speeds available up to approximately 80 Mbps and mobile coverage available from EE, Vodafone, Three and O2. TV and satellite services are available through BT, Sky and Virgin.

OUTSIDE - The gardens are a standout feature, offering a private and established setting around the bungalow. A sweeping driveway leads to ample parking and turning space, while mature trees and planting provide excellent screening. The secluded rear garden features lawned areas, colourful borders and mature shrubs, creating a peaceful setting within easy reach of the town and coast.

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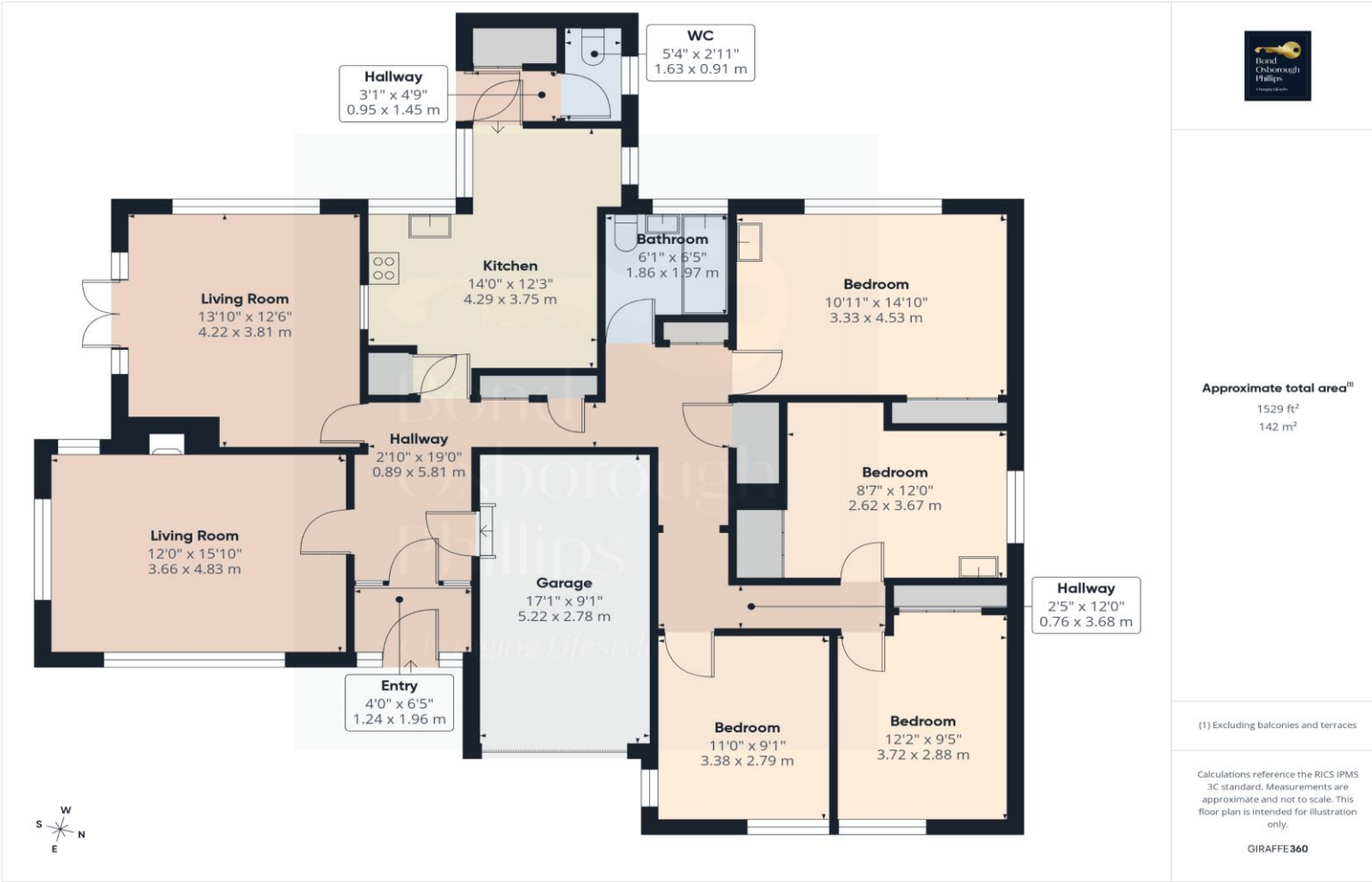


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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 our Bond Oxborough Phillips Ilfracombe office, proceed west along the High Street and continue through the traffic lights at Church Street. At the mini-roundabout, take the left-hand exit before bearing immediately right into Station Road. Continue for a short distance and the property will be found on the right-hand side, approached via its own private sweeping driveway.

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

119 High Street

Ilfracombe

Devon

EX34 9EY

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Email: ilfracombe@bopproperty.com

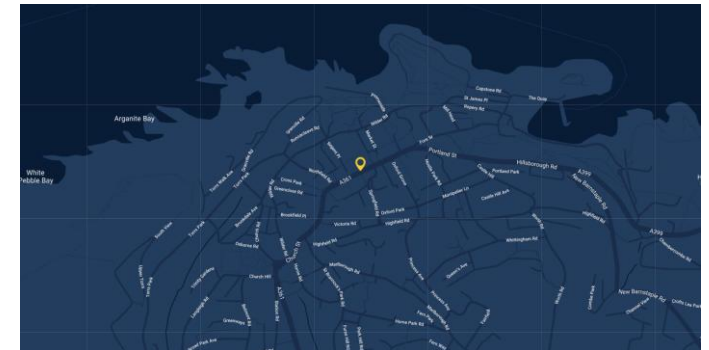
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