



Bond
Oxborough
Phillips

Changing Lifestyles

Hope House
St Brannocks Park Road
Ilfracombe
EX34 8JQ

Guide Price: £525,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Hope House, St Brannocks Park Road, Ilfracombe, EX34 8JQ

Exceptional Six-Bedroom Period Family Home...



- Impressive Double-Fronted Detached Period Home
- Six Generous Bedrooms & Three Bath/Shower Rooms
 - Enclosed Rear Garden, Carport & Ample Off-Road Parking
 - Walking Distance of Ilfracombe Harbour, Schools & Amenities
- Stunning Renovated Kitchen/Diner with Quartz Island
 - EPC: TBC
 - Council Tax Band: E



Occupying a desirable position within easy reach of Ilfracombe's town centre, harbour, parks and schools, this impressive double-fronted detached period home offers an exceptional amount of space for modern family life while retaining the character and charm of its 1920s origins.

Beautifully presented and thoughtfully improved by the current owner, the accommodation is arranged over multiple floors and provides an impressive degree of flexibility, making it equally suited to a growing family, multi-generational living or those simply looking for more room to enjoy.

From the moment you step inside, the sense of space and character is immediately apparent. Period features, including exposed floorboards, sit comfortably alongside stylish contemporary finishes, creating a home that feels both welcoming and practical.

At the heart of the property is the beautifully renovated kitchen and dining space, designed around everyday family life and entertaining. A striking quartz-topped island creates a natural focal point, complemented by integrated appliances and generous workspace, while French doors open directly onto the rear garden – perfect for summer dining and entertaining.

Further ground-floor accommodation includes a dedicated home office, utility room and cloakroom/WC, adding valuable practicality.

Across the upper floors are six well-proportioned bedrooms, providing superb versatility for families, guests or additional working space. The principal bedroom benefits from its own en-suite shower room, while two further family bathrooms comfortably serve the remaining bedrooms.

The property is ideally placed for enjoying everything Ilfracombe has to offer, with the picturesque harbour, High Street, Bicclescombe Park and local schools all within walking distance.

Combining substantial accommodation, period character and contemporary family living, this is a home designed to be enjoyed for many years to come.

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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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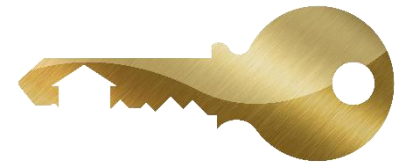


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AGENT NOTES - This property is registered under Land Registry Title Number DN359391 with UPRN 100041138716 and is held on a Freehold tenure. The plot measures approximately 0.14 acres. It falls under the relevant Devon local authority, with a very low flood risk and is not situated within a Conservation Area. Services include gas-fired central heating with mains water and drainage. Parking is provided by a private driveway and carport with off-road parking for multiple vehicles, while the outside space comprises an enclosed rear garden and tiered front garden. The property is in Council Tax Band E, with an annual charge of approximately £3,229. The EPC rating is currently TBC. There are no known building safety issues and no current planning permissions relating specifically to the property. Connectivity is excellent, with broadband speeds available up to approximately 1,800 Mbps, including ultrafast broadband, and mobile coverage available from EE, Vodafone, Three and O2. TV and satellite services are available through BT, Sky and Virgin.

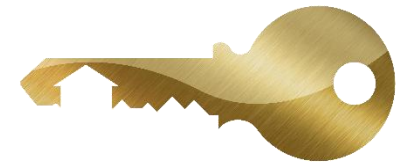
OUTSIDE - Outside, the property offers an excellent balance of parking, practicality and family-friendly garden space. A generous driveway and carport provide off-road parking for multiple vehicles, while the enclosed rear garden creates a private and secure space for children, entertaining and alfresco dining. Predominantly laid to lawn with useful outdoor storage, it offers plenty of opportunity to relax and enjoy the warmer months. To the front, an attractive tiered garden enhances the home's handsome double-fronted appearance while remaining relatively easy to maintain. The property also benefits from solar panels, further enhancing its energy efficiency and long-term appeal.

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EPC- TBC

Directions

From our Bond Oxborough Phillips Ilfracombe office, proceed east along the High Street and continue through the traffic lights onto Church Street. Follow the road as it continues onto St Brannocks Road, passing Biclescombe Park. Turn into St Brannocks Park Road and continue along the road, where Hope House, EX34 8JQ will be found.

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

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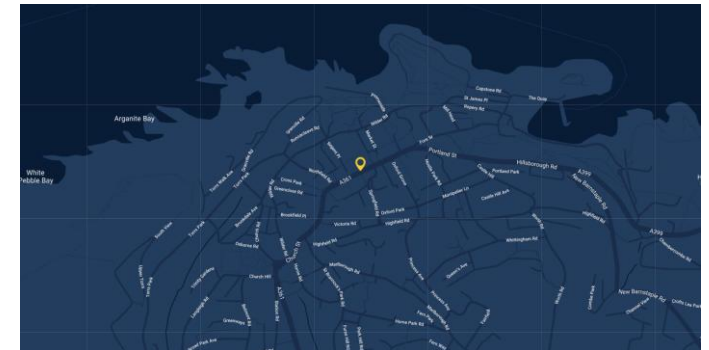
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