



Bond
Oxborough
Phillips

Changing Lifestyles

Langleigh Country House
Langleigh Road
Ilfracombe
Devon
EX34 8EA

Asking Price: £850,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Langleigh Country House, Langleigh Road, Ilfracombe, Devon, EX34 8EA

Grade II Listed Elizabethan manor house with two cottages...



- Grade II Listed
- Elizabethan Manor House
 - Nine Bedrooms
 - Eight Bathrooms
 - Two Let Cottages
- Desirable Torrs Location
 - Extensive Parking
 - Torrs Park Nearby
- Excellent Income Potential
 - Approximately 2.7 Acres
 - Modernisation Required
 - EPC: D
 - Council Tax Band: G



An extraordinary Grade II Listed Elizabethan manor house, believed to date from around 1570 and remodelled approximately 200 years ago. Rich in history, character and architectural presence, Langleigh Country House provides approximately 6,807 sq ft of highly versatile accommodation, with nine bedrooms and eight bathrooms or en-suites overall. General modernisation is required throughout, presenting an exciting opportunity to restore and enhance this remarkable property.

A covered veranda opens into an impressive central entrance hall, immediately conveying the scale and grandeur of the house. The ground floor offers a generous selection of adaptable reception rooms, including an elegant sitting room with a bay window and traditional fireplace, formal dining room, lounge, conservatory and office or library. The kitchen is positioned towards the rear, accompanied by useful service areas, a bathroom and cloakroom. A lift installation connects the ground and first floors, although its working condition has not been confirmed. The flexible arrangement lends itself particularly well to multigenerational living, guest accommodation or business use, subject to any necessary permissions.

The first floor is arranged around a broad split level landing and includes a generous selection of bedrooms, many benefiting from private en suite facilities. Several enjoy attractive elevated views across the gardens, while one also opens onto a private decked balcony.

The upper floor provides further bedroom accommodation, three substantial loft rooms, a WC and extensive eaves storage. These rooms offer considerable flexibility for hobbies, home working or further improvement, subject to the necessary consents.

Additional accommodation is provided within the attached West Wing, arranged over three floors with its own sitting room and kitchen. Two detached one bedroom cottages, The Stables and The Gatekeeper's House, are also included and are currently occupied by long term tenants.

Altogether, the accommodation provides nine bedrooms and eight bathrooms or en suites across the main house, West Wing and detached cottages. This is a rare opportunity to create an exceptional family residence, multigenerational home or income producing lifestyle property in one of Ilfracombe's most desirable locations.



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Langleigh Country House, Langleigh Road, Ilfracombe, Devon, EX34 8EA

Grade II Listed Elizabethan manor house with two cottages...

Changing Lifestyles



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Langleigh Country House, Langleigh Road, Ilfracombe, Devon, EX34 8EA

Grade II Listed Elizabethan manor house with two cottages...

Changing Lifestyles

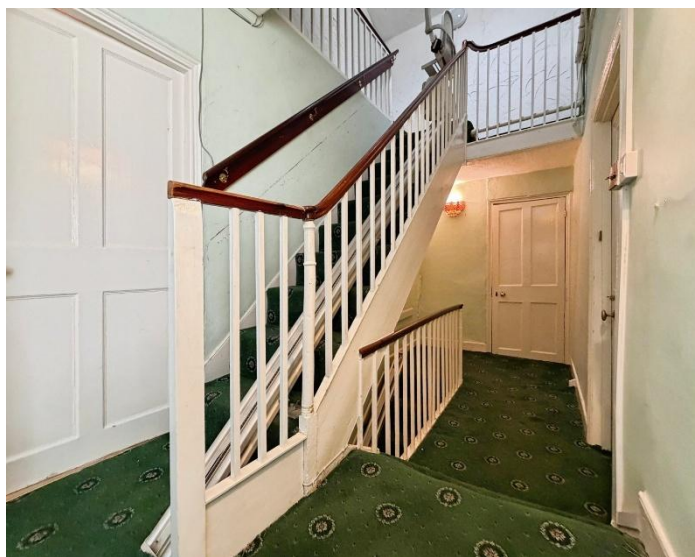


Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Langleigh Country House, Langleigh Road, Ilfracombe, Devon, EX34 8EA

Grade II Listed Elizabethan manor house with two cottages...



Agents' Notes: The property is freehold, registered under Title Number DN235298, with UPRN 100041138555, and extends to approximately 2.71 acres. Langleigh Country House is Grade II Listed and situated within the Ilfracombe Conservation Area, meaning alterations may require Listed Building Consent and/or planning permission. The main house is within Council Tax Band G with North Devon Council and publicly available information indicates a very low flood risk. Broadband speeds of approximately 16 Mbps basic and up to 70 Mbps superfast are indicated, with mobile coverage reportedly available from EE, Vodafone, Three and O2, although coverage and speeds should be independently verified. The sale includes two detached cottages currently occupied by long term tenants, with vacant possession of the cottages not currently offered. The Lodge is occupied under an assured periodic tenancy at a current rent of £100 per week. The tenancy and rental details for The Stables are to be confirmed. Buyers must verify the tenancy arrangements, rents, deposits, statutory documentation, planning use, services, drainage, access rights, title restrictions and other relevant matters through their solicitor before exchange of contracts.



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Langleigh Country House, Langleigh Road, Ilfracombe, Devon, EX34 8EA

Grade II Listed Elizabethan manor house with two cottages...



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Langleigh Country House, Langleigh Road, Ilfracombe, Devon, EX34 8EA

Grade II Listed Elizabethan manor house with two cottages...



The Stables Ground Floor



The Stables First Floor



The Lodge Ground Floor



The Lodge First Floor



Ground Floor



First Floor



Second Floor

Total floor area: 632.3 sq.m. (6,807 sq.ft.)

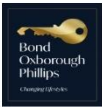
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Directions

From our Ilfracombe office, proceed along the High Street, with our office on your left hand side. Continue through the traffic lights at Church Street and take the left exit at the mini roundabout. Turn immediately right into Church Hill, passing the Parish Church gates, and continue onto Langleigh Road. At the junction, Langleigh Country House will be directly ahead.

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		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Langleigh Country House, Langleigh Road, Ilfracombe, Devon, EX34 8EA

Grade II Listed Elizabethan manor house with two cottages...

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@bopproperty.com

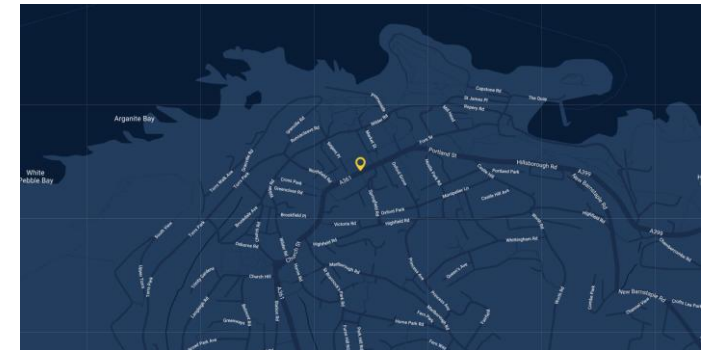
Have a property to sell or let?

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.



Changing Lifestyles

01271 866 699

ilfracombe@bopproperty.com