



Bond
Oxborough
Phillips

Changing Lifestyles

Elm Court
Torrs Park
Ilfracombe
Devon
EX34 8AZ

Asking Price: £995,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Elm Court, Torrs Park, Ilfracombe, Devon, EX34 8AZ

An exceptional period residence, beautifully reimagined for contemporary luxury living...



- Exceptional Gentleman's Residence
- Versatile Annex & Home Business Potential
- Thoughtfully Renovated with Eco-Efficient Upgrades
 - Private, Beautifully Landscaped Gardens
- Period Character with Contemporary New-Build Specification
 - Immaculately Presented, Turnkey Lifestyle
- Substantial Detached Coach House That is Conversion Ready with Full Planning Permission
- Impressive Bespoke Kitchen & Luxurious Bathrooms
 - Secure Gated Driveway with Ample Parking
 - EPC: C
 - Council Tax Band: D



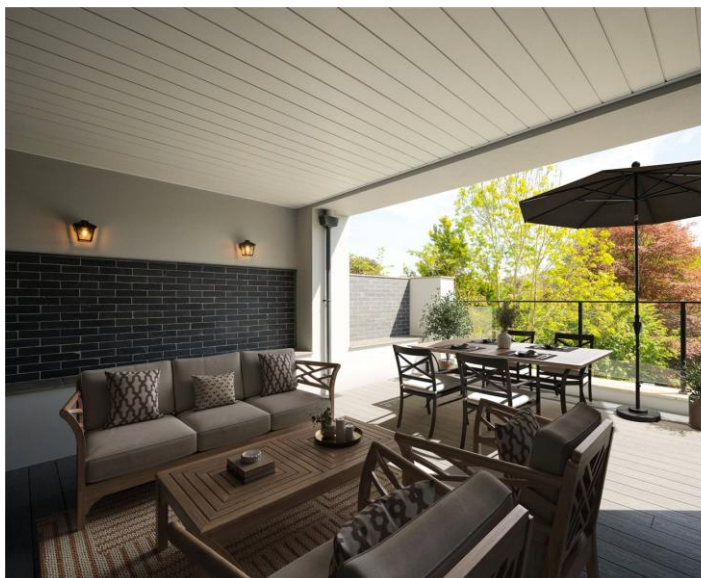
Occupying an enviable position within sought-after Torrs Park, The Elms Court is an exceptional period residence where timeless architectural character meets sophisticated contemporary living.

Having undergone an extensive and meticulous programme of restoration, this impressive home has been transformed with remarkable attention to detail. Original features have been carefully preserved and celebrated, while a refined interior specification, modern efficiencies and beautifully considered living spaces create a home perfectly suited to modern family life.

Approached through gated access, the property immediately makes an impression. A generous private driveway provides ample parking, complemented by landscaped enclosed gardens, elevated balconies and a choice of outdoor entertaining spaces. A substantial detached coach house adds another dimension, offering excellent garaging alongside exciting potential for future development.

Arranged across four floors, the accommodation is defined by impressive proportions, high and vaulted ceilings, abundant natural light and a wonderful sense of grandeur.

The original entrance opens through a beautifully restored vaulted porch into an elegant central reception hall, with a striking staircase rising through the principal floors.



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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.

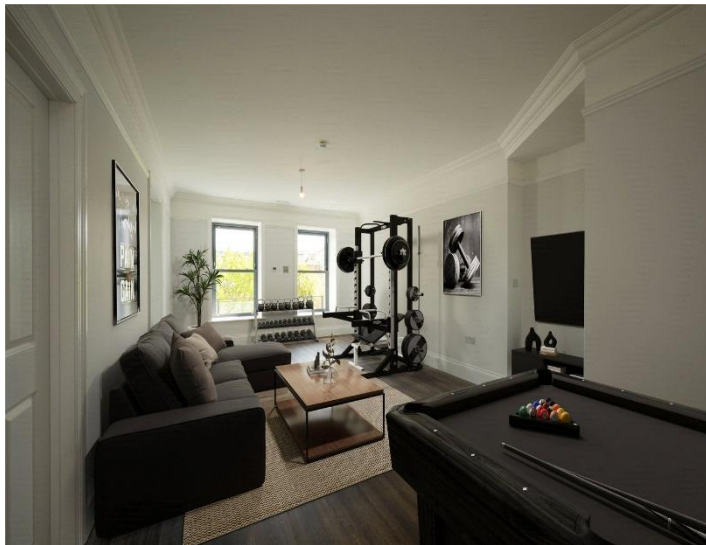


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Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area: 240.0 sq.m. (2,583 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

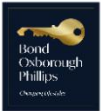
From our Office on the High Street, with the Office on your left hand side, continue along taking the next right hand turning into Northfield Road and upon reaching the traffic lights at the bottom go straight across taking the first left hand turning off into Torrs Park. Continue along this road and Elm Court will be found on your left hand side with nameplate clearly displayed.

Agents Notes: This property is registered under Land Registry Title Number DN459040 and is held on a Freehold tenure, falling under North Devon Council with a very low flood risk. All mains services are connected, with zoned gas central heating, a new three-phase electricity main and new water main. The property is Council Tax Band D with an EPC rating of C and has undergone extensive renovation to 2024-compliant U-values. Features include Quickslide Legacy UPVC sliding sash windows with remaining warranties, a Duco Box ventilation system, Automist fire suppression, fire panel-controlled smoke detection, carbon monoxide detectors and a passed party wall sound test. Broadband speeds are available up to 80 Mbps, with mobile coverage via EE, Vodafone, Three and O2, Cat 6 cabling to each floor, and TV/satellite services available through BT and Sky.

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	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

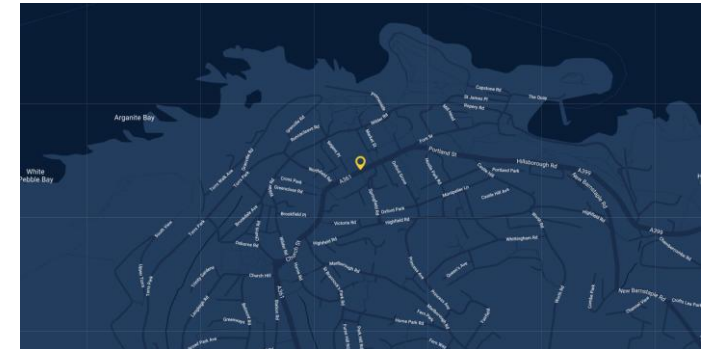
Email: ilfracombe@bopproperty.com

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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