





The Grange
Kingsley Avenue
Ilfracombe
Devon
EX34 8ET

Asking Price: £1,250,000 Freehold

8 Bedrooms | 6 Reception Rooms | 7 Bathrooms | Garden, | EPC:

Call: 01271 866 699 ilfracombe@boppproperty.com

Overview

Set at the end of a private driveway within approximately 2.81 acres of beautifully established gardens, woodland and pasture, The Grange is an impressive detached Victorian residence offering exceptional space, character and versatility on the outskirts of Ilfracombe.

Dating from the 1890s with later additions, the main house provides over 6,458 sq ft of accommodation arranged across three floors. A grand entrance hall leads to two generous reception rooms, currently arranged as a lounge and dining room, together with a conservatory, orangery and substantial kitchen/breakfast room. Further accommodation includes a utility room, boot room and a ground floor bedroom suite designed for accessible living.

Across the main house and annexe there are eight bedrooms and seven bathrooms in total, providing outstanding flexibility for larger families, those looking for multi-generational living or buyers wanting space for visiting family and friends.

A particular feature is the impressive indoor leisure complex, incorporating a heated 40ft swimming pool, electrically operated cover, six-person hot tub and changing facilities, with direct access to a private garden terrace and built-in barbecue.

The detached annexe is a significant advantage. The ground floor provides a substantial games room and garage/workshop, while the first floor offers a self-contained two-bedroom apartment with living room, kitchen, bathroom and private garden. This makes The Grange ideally suited to dual occupancy, dependent relatives, older children or extended family, while also providing the potential to generate a supplementary income if desired.

Outside, the secluded grounds include sweeping lawns, ponds, mature woodland, pasture, terraces and pathways, with attractive countryside and sea views. There is also generous parking and turning space for several vehicles.

Currently used as self-catering holiday accommodation, The Grange lends itself exceptionally well to becoming a substantial private family residence.

Bicclescombe Park lies at the end of the drive, with Ilfracombe's harbour, amenities and the beaches of Woolacombe, Croyde and Saunton all within easy reach.

SITUATION

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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Overview

DIRECTIONS

From our Ilfracombe office on the High Street, head towards Northfield Road and follow the A361. At the roundabout, take the first exit onto Church Street, continuing onto St Brannock's Road. After approximately 0.6 miles, turn left into Kingsley Avenue. Follow Kingsley Avenue, then turn left to remain on the road. Continue towards the end, where the private entrance to The Grange will be found on the left.

AGENT'S NOTES:

Agents Notes Freehold property, Title Number DN202860 and UPRN 100040265700. Traditional brick and stone construction, extending to approximately 3,509 sq ft (326 sq m) within approximately 2.22 acres. The Council Tax assessment is deleted and business rates may apply. Very low recorded flood risk. Previous EPC rating D expired on 20 July 2025. Services, heating, drainage, broadband, mobile coverage, parking, rights and restrictions are TBC. Buyers should verify the authorised use and all information through their solicitor.







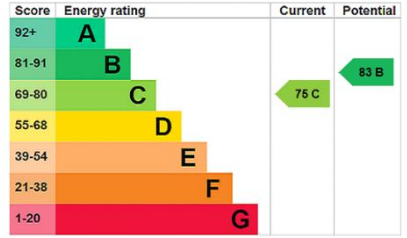










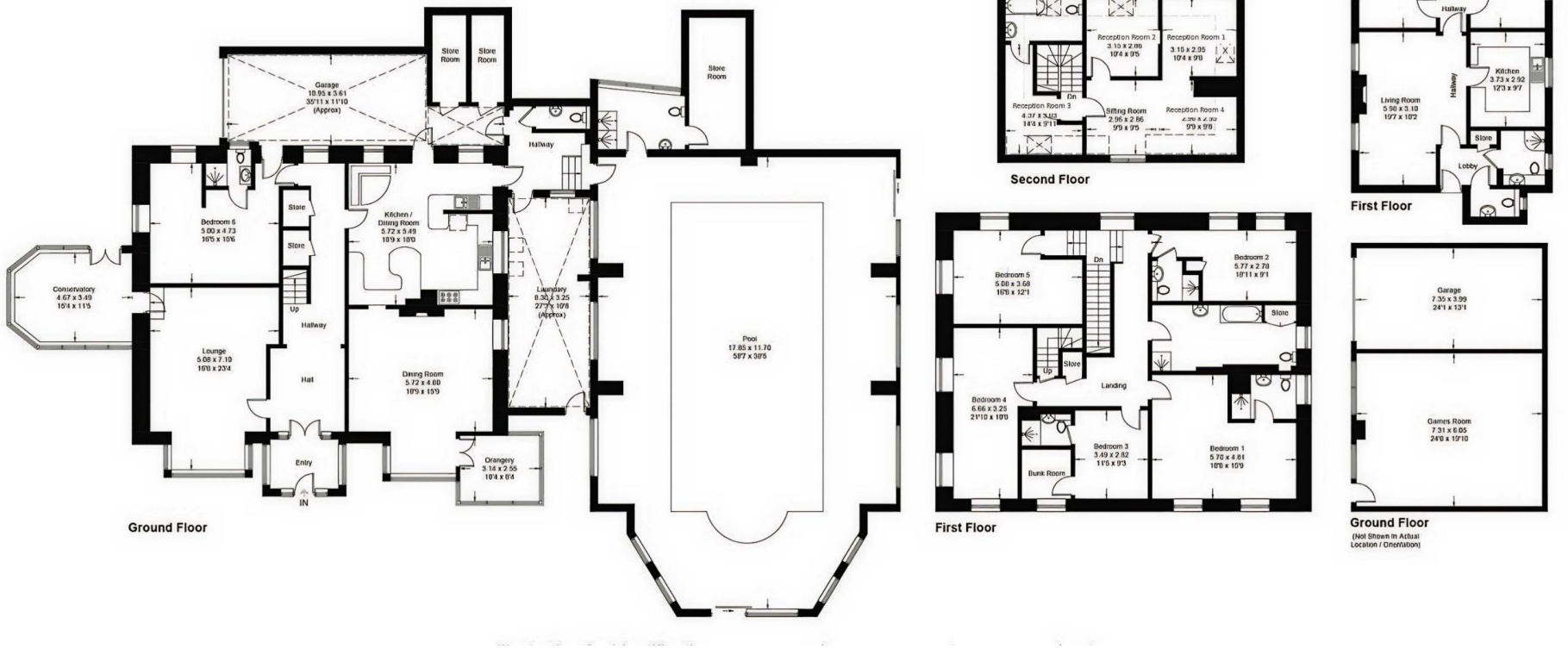


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Floor Plan

Approximate Gross Internal Area = 607.6 sq m / 6540 sq ft
Garage = 33.2 sq m / 357 sq ft
Outbuildings = 149.7 sq m / 1611 sq ft
Total = 790.5 sq m / 8508 sq ft



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