



Bond
Oxborough
Phillips

Changing Lifestyles

Little Orchard
21 Park Hill Road
Ilfracombe
Devon
EX34 8HL

Guide Price: £475,000 Freehold



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01271 866 699
ilfracombe@bopproperty.com

Little Orchard, 21 Park Hill Road, Ilfracombe, Devon, EX34 8HL



A Beautifully Restored Detached Edwardian Home with Coastal Views, Privacy & Exceptional Character...

- Immaculate condition
- Detached Edwardian house
 - Not listed
- Period features and wood burners
 - High ceilings and ceiling coving
 - Beautiful gardens with BBQ area
 - Garage for parking and storage
- Breathtaking countryside and sea views
 - Elegant stained glass
- Spacious reception rooms with fireplaces
 - Three bedrooms
 - EPC: D
 - Council Tax Band: D



Tucked away at the end of a private shared driveway, with private parking for several vehicles and a garage, Little Orchard is a beautifully restored detached Edwardian home, nestled within approximately a quarter of an acre of established, south-facing gardens, enjoying privacy, tranquillity and wonderful sea views.

Combining the charm and warmth of a cosy country cottage with the high ceilings and architectural character of a traditional Edwardian residence, Little Orchard is a home full of personality. Its inviting rooms, two working fireplaces, including a log-burning stove, and beautiful traditional open staircase rising to the second floor create a wonderful sense of warmth and timeless elegance.

Lovingly and extensively improved by the current owners, the property has been brought to a turnkey standard, with significant investment including roof restoration work, a beautifully appointed solid-ash kitchen, a new downstairs shower room, a utility room and renewed radiators.

These improvements offer the reassurance of a well-maintained home without compromising its original period charm, including stained-glass features and ornate fireplaces.

Outside, the mature wraparound gardens provide a delightful and private setting, with established trees, productive plum trees, a vegetable-growing area, greenhouse and garage.

The grounds offer exciting possibilities for a garden log cabin, home office or additional family accommodation, subject to the necessary planning permissions, with opportunities to take advantage of the coastal outlook.

As well as its peaceful and secluded position, Little Orchard remains conveniently situated within walking distance of the town, schools, harbour and seafront, offering a wonderful balance between privacy and coastal living.



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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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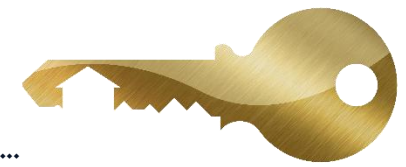
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Agents Notes- The property is of traditional brick and stone construction beneath a slate roof and benefits from gas fired central heating. All main services are connected, including mains electricity, mains gas, mains water and mains drainage. The property is freehold and registered under Title Numbers DN245231 and DN643690 with UPRN 100040266376. It is located within the North Devon local authority area and falls within Council Tax Band D, with an approximate annual charge of £2,515. The property is not situated within a conservation area and is assessed as being at very low risk of flooding. An Energy Performance Certificate is in place with a current rating of D. The total internal floor area is approximately 1,356 sq ft and the plot extends to around 0.24 acres. Broadband speeds of approximately 17 Mbps are available, with superfast services up to 80 Mbps, and mobile phone coverage is available with EE, Vodafone, Three and O2, although purchasers should make their own enquiries to confirm availability and suitability. Satellite and fibre television services are available via BT and Sky. Neighbouring properties have a right of way over the driveway, and any restrictions are TBC. We are aware that planning permission has been granted by North Devon Council under application reference 80905 for Erection of new dwelling on land located on land to rear of Park Hill Road. Prospective purchasers are advised to make their own enquiries with the Local Planning Authority regarding the nature and potential impact of the approved scheme.

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 office on Ilfracombe High Street, head left on the A361. The entrance to the property is located midway along Park Hill Road. Travelling uphill, turn left into the open turning between numbers 12 and 13, proceed up the slight incline between two garages, then bear right and follow the private lane to the property, situated at the end on the left-hand side.

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

119 High Street

Ilfracombe

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Email: ilfracombe@bopproperty.com

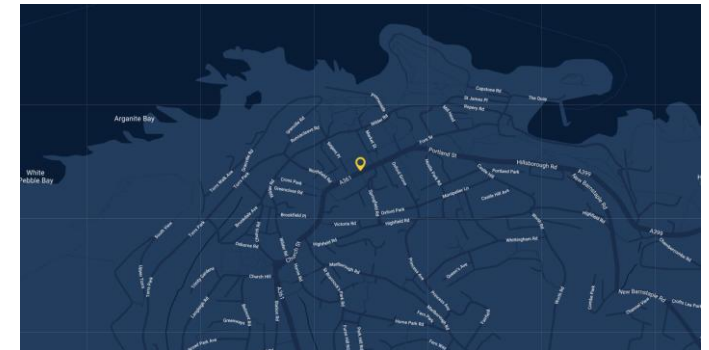
Have a property to sell or let?

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
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for a free conveyancing
quote and mortgage advice.



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