Bond Oxborough Phillips

Changing Lifestyles

The Croft
4 Larkstone Crescent
Ilfracombe
Devon
EX34 9PJ

Asking Price: £325,000 Freehold







01271 866 699
ilfracombe@boppproperty.com

The Croft, 4 Larkstone Crescent, Ilfracombe, Devon, EX34 9PJ

Five bedrooms, stunning sea views and timeless character...

- 5 Bedrooms
- Countryside and seaviews
- Spacious across three floors
- Two Bathrooms
- Snug room
- EPC: D
- Council Tax Band: D











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Immaculately presented and rich in period character, this substantial five-bedroom semi-detached Victorian home occupies an enviable position on the highly sought-after Larkstone Crescent, boasting breathtaking sea views across Ilfracombe, the Bristol Channel and the surrounding coastline. Just a short stroll from the picturesque harbour, seafront and vibrant town centre, the property offers an exceptional opportunity to enjoy the very best of coastal living.

Beautifully maintained throughout, the home effortlessly combines elegant original features, including high ceilings and feature fireplaces, with spacious and versatile accommodation arranged over three floors. The welcoming living room enjoys a large bay window, filling the space with natural light, while the stylish fitted kitchen is perfectly complemented by a separate dining room, creating an ideal setting for family life and entertaining. A cosy snug provides additional flexibility and could equally serve as a home office, reading room or playroom.

The property offers five generously proportioned bedrooms, with several enjoying magnificent elevated sea views, creating peaceful retreats that capture the beauty of the North Devon coastline. Three well-appointed bathrooms ensure the accommodation comfortably caters for growing families, visiting guests or those looking to continue the property's successful use as a holiday home.

Outside, the enclosed rear garden has been designed for low-maintenance living, providing a private space to relax, entertain or enjoy al fresco dining after a day spent exploring the coast.

Larkstone Crescent is widely regarded as one of Ilfracombe's most desirable residential locations, within easy walking distance of the historic harbour, independent cafés, restaurants, galleries and the iconic Damien Hirst Verity statue. With the South West Coast Path, award-winning beaches and a wealth of outdoor pursuits all close by, this exceptional home offers an enviable lifestyle in one of North Devon's most sought-after coastal towns.

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.

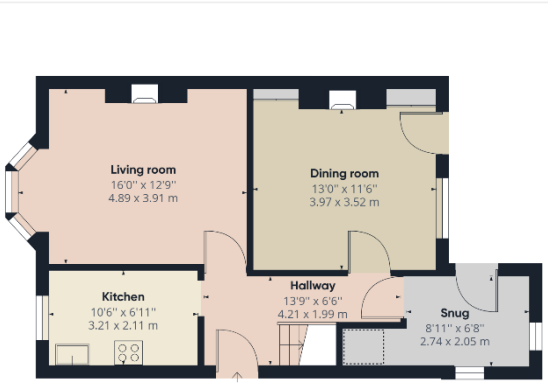
Outside **The enclosed rear garden has been thoughtfully designed for low-maintenance living, featuring a generous patio that's perfect for outdoor dining, entertaining or simply relaxing in the sun. Steps lead to an elevated lawn bordered by a variety of mature shrubs and planting, creating an attractive and private outdoor setting. Gated side access provides a secure area ideal for bin storage or additional outdoor storage, adding further practicality to this appealing outside space.**

Agent notes - This property is registered under Land Registry Title Number DN492404 with UPRN 100041138978 and is held on a Freehold tenure. The plot measures approximately 0.04 acres. It falls under North Devon Council, with a very low flood risk, and is not located within a Conservation Area. Services include mains gas, electricity, water and drainage, with gas central heating. Parking is on street, and the property benefits from an enclosed rear garden. The property is in Council Tax Band D, with an annual charge of approximately £2,642, and has an EPC rating of D. There are no known building safety issues, and there are no current planning applications affecting the property or neighbouring properties. Connectivity is good, with broadband speeds of up to 80 Mbps (Superfast), mobile coverage across the major networks, and TV/satellite services available via BT, Sky and Virgin Media.

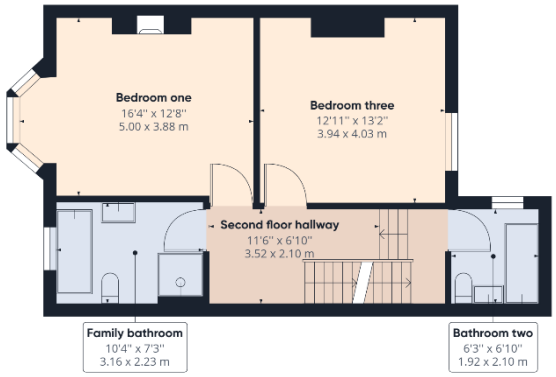
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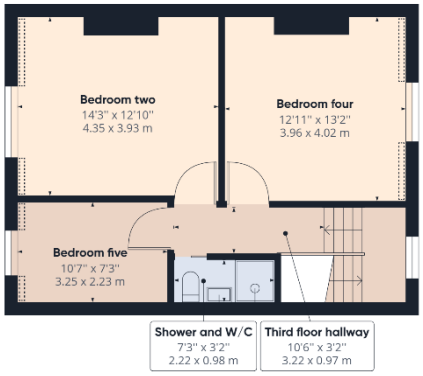
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Floor 0 Building 1



Floor 1 Building 1



Floor 3 Building 1

Approximate total area(1)
1663.00 ft²
154.50 m²

Reduced headroom
19.88 ft²
1.85 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

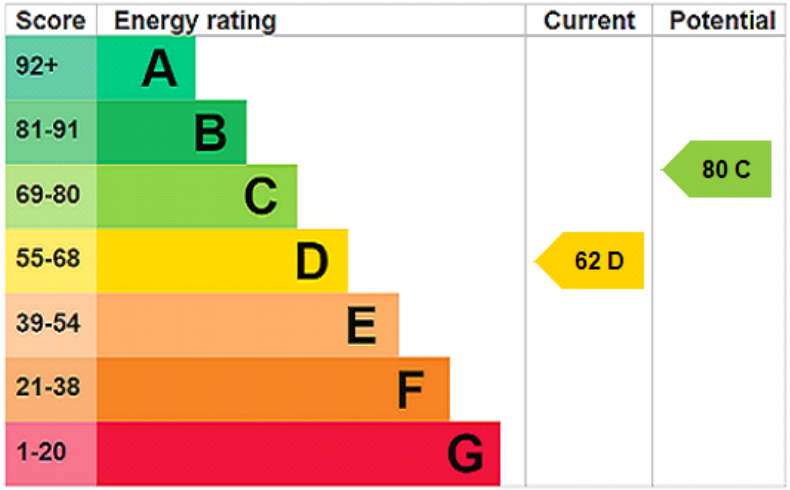
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If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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

With our office on the high street on your right hand side, continue along the high street. Continue past Portland Street and on to Hillsborough Road. With The Thatched Inn on your right hand side, turn right onto Chambercombe Road , then immediately into Larkstone Crescent where the property can be found on your right hand side after approximately 200m.