



Bond
Oxborough
Phillips

Changing Lifestyles

39 Lantern Court
Hillsborough Road
Ilfracombe
EX34 9FF

Asking Price: £245,000 Leasehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

39 Lantern Court, Hillsborough Road, Ilfracombe, EX34 9FF



Incredible 2-bedroom penthouse apartment with south-facing balcony and parking...

- Immaculate penthouse flat
- Highly sought after location
- Spacious open-plan reception
 - Private balcony access
 - Ample storage space
 - Luxurious rain shower
- Excellent transport links
 - Ideal for over 60s
 - EPC: C
 - Council Tax Band: D



For sale is an immaculate and desirable penthouse flat that has been meticulously maintained to a high standard. This two-bedroom, two-bathroom property is situated in a highly sought after location, rich with historical features, green spaces, local amenities, and excellent public transport links.

The flat boasts a spacious open-plan reception room with large windows that flood the space with natural light and provide access to a private balcony. The kitchen is equally impressive, featuring marble countertops, a breakfast bar, and a dedicated dining space that creates a perfect setting for both entertaining and everyday living. Integrated appliances add a touch of modernism to the well-appointed kitchen.

This property is ideally suited to those over 60, looking to downsize without compromising on quality or location. Step inside this beautiful penthouse flat and experience the perfect blend of luxury and convenience.



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Ilfracombe is a historic Victorian seaside resort and provides shopping facilities as well as other amenities such as banks, library, post office, schools, cinema etc. There are a number of attractions within walking distance including Damien Hirst's now famous Verity statue situated on the harbour, the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches and many more. You will find numerous events and festivals throughout the year, many based on the quayside at the historic harbour and at the prestigious Landmark Theatre on the seafront. There are many fine and award-winning beaches close by, from secluded coves to wide stretches of golden sand with crashing surf. For a unique beach experience visit 'The Tunnels' in Ilfracombe, holders of a blue flag and seaside award, or Hele Bay to the east of the town, also award winners, for good bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are within easy motoring distance, whilst North Devon's regional centre of Barnstaple is approximately 20 minutes' driving time.

The property offers two well-proportioned bedrooms. The master bedroom comes with built-in wardrobes, a walk-in closet and a private en-suite bathroom, while the second bedroom also features a walk-in closet. Both bedrooms provide ample storage space and are designed with comfort and convenience in mind.

The two bathrooms adhere to the high standards set by the rest of the flat. The first benefits from a heated towel rail, whilst the second boasts a luxurious rain shower and a heated towel rail. Furthermore, the property is rated C for energy performance and falls within council tax band C.



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Internal Description

Main Entrance - Wooden fire door leading to:

Entrance Hall - Wooden-effect laminate flooring, downlighters, radiator, door leading to:

Bedroom One - 13'7" x 11'3" (4.14m x 3.43m)
Wooden double-glazed French doors to balcony, radiator, door leading to:

Walk-in Wardrobe - 8'11" x 11'3" (2.72m x 3.43m)
Downlighters.

Ensuite Bathroom - 8'9" x 4'9" (2.67m x 1.45m)
Double shower cubicle, tiled from floor to ceiling, low-level push button WC, pedestal wash hand basin with vanity mirror over, extractor fan, downlighters, heated towel rail.

Balcony - 26'11" x 8'4" (8.2m x 2.54m)
Composite decking, glass balustrades, south facing.

Bathroom - 6'5" x 7'6" (1.96m x 2.29m)
Tiled from floor to ceiling, extractor fan, low-level push button WC, electric heated towel rail, pedestal wash hand basin with vanity mirror over, panel bath with shower attachment over.

Storage Cupboard - 3'7" x 3'5" (1.1m x 1.04m)
Fixed shelving, fuse board location.

Dining Room/Bedroom Two - 11'3" x 15' (3.43m x 4.57m)

Wooden double-glazed window to front elevation, dado rails, radiator, door leading to:

Storage Cupboard - 6' x 3'11" (1.83m x 1.2m)
Fixed shelves.

Kitchen/Living Area - 15'8" x 19'5" (4.78m x 5.92m)

Kitchen - Wooden double-glazed windows to front elevation, a range of wall and base units, quartz-effect countertops and splashback, integrated fridge freezer, integrated oven, 4-ring induction hob with extractor hood over, double-glazed French doors leading to balcony.

Living Room - Electric heater, radiator.

Outside - communal tiered garden to rear of the property consisting of raised bed and seating areas with views across the Bristol Channel.

AGENTS' NOTES - This property is a traditional stone and brick construction, located in an area with a very low flood risk. It has direct connections to sewage, electricity and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 15 Mbps, Superfast at 75 Mbps. Mobile service coverage is good. Currently, there are no planning permissions in place for this property or any nearby properties. The property has shared use of all facilities. It is a leasehold property with a lease term of 125 years from 1st January 2012. The service charges are £4,018.28, ground rent is £495 per annum.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

Proceed along the High Street with our office on the right-hand side. Follow the road along Portland Street and Lantern Court will be found on your left-hand side.

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.

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

119 High Street

Ilfracombe

Devon

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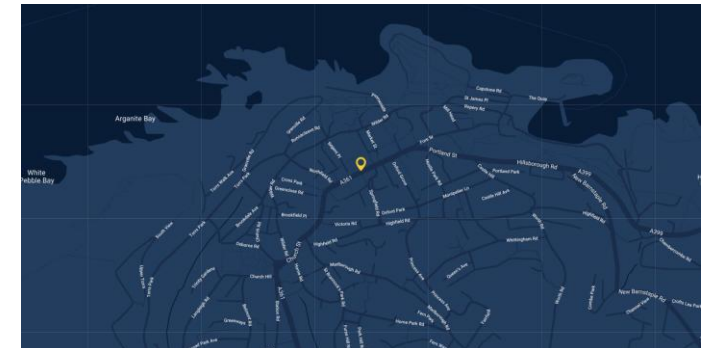
Have a property to sell or let?

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
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Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.



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