



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

7 Lower Broad Park  
West Down  
Ilfracombe  
Devon  
EX34 8FQ

**Asking Price: £320,000 Freehold**



Changing Lifestyles

01271 866 699  
ilfracombe@bopproperty.com

7 Lower Broad Park, West Down, Ilfracombe, Devon, EX34 8FQ



Refined rural living with breathtaking countryside views and modern luxury in the heart of West Down...

- 3 Double Bedrooms
- Air source heat pump under-floor heating
- Immaculate Semi-detached property
- Open-plan design for versatile living
- Modern kitchen with high-quality appliances
- Off-street parking for convenience
- Nearby schools for families
- Quiet and peaceful location
- EPC: B
- Council Tax Band: C



The heart of the home lies in the impressive open-plan kitchen and dining area, complete with bespoke built-in pantries and bathed in natural light, creating an inviting space for both relaxed daily living and entertaining. A separate reception room enhances the home's warmth and character, with large windows framing idyllic rural scenery.

To the rear, a beautifully landscaped private garden offers a peaceful outdoor retreat, not overlooked and ideal for al fresco dining or quiet relaxation. Ample private parking is also included.

A turnkey home of exceptional quality in one of North Devon's most desirable villages. Viewing is highly recommended.

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## Changing Lifestyles

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The popular village of West Down offers a range of village amenities including convenience store, pubs/restaurants, school and church. The village enjoys country views from almost every angle and is a delightful place in which settle to. Braunton, rumored to be England's largest village is approximately a five minute drive from West Down and offers a range of facilities shops, banks, schools, supermarkets, pubs and restaurants. Ilfracombe is approximately 10 minute drive homes nationalized shops, banks and two major supermarket chains Tesco and The Co-operative. Ilfracombe also provides primary and secondary schools with the Ilfracombe Arts College offering a sixth form option. This delightful Victorian town is particularly renowned for its picturesque Harbour and quayside as well as Promenade with Landmark Theatre and pleasure gardens. Local sandy beaches include the award winning Woolacombe Beach along with Saunton, Putsborough and Croyde which are also close to hand, and attract thousands of visitors each year. The regional centre of Barnstaple is North Devons historical capital and is approximately 8 miles away and its acclaimed shopping precinct homes many brand name High Street shops, banks and restaurants. Barnstaple Train Station connects to the inter-city rail network in Exeter. The North Devon Link Road A361 gives fast access to the M5 Motorway Junction 27 (Tiverton).



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**Entrance Hall** - Stairs to first floor, door leading to;

**Living Room** - 14'11" x 11'8" (4.55m x 3.56m)

UPVC double glazed window to front elevation, underfloor heating, doorway leading to;

**Kitchen/Diner** - 11'3" x 15'3" (3.43m x 4.65m)

UPVC double glazed window to rear elevation X2, UPVC door to garden, a range of base and wall units, integrated lamina, four ring induction hob with extractor fan above, Lamona oven, space and plumbing for washing machine, space for dishwasher, space for fridge/ freezer, marble effect counter tops, tiled splash backing, downlighters, extractor fan.

**W.C** - 3'6" x 6'3" (1.07m x 1.9m)

Low level W.C, wall mounted wash hand basin, storage unit with vanity unit above, extractor fan, door leading to;

### First Floor

**Landing** - Loft access, storage cupboard housing immersion heater underfloor heating system, storage cupboard, door leading to;

**Bedroom One** - 9'2" x 15'4" (2.8m x 4.67m)

UPVC double glazing window to front elevation X2, built-in wardrobe, underfloor heating.

**Bedroom Two** - 13'10" x 7'7" (4.22m x 2.3m)

UPVC double glazed window to rear elevation, underfloor heating.

**Bedroom Three** - 9'10" x 7'4" (3m x 2.24m)

UPVC double glazed window to rear elevation, underfloor heating.

**Bathroom** - 10'6" x 3'8" (3.2m x 1.12m)

3 Piece suite comprising of pedestal wash hand basin with vanity mirror above, low level push button W.C, panel bath with shower attachment over and tiled splash backing surround, built in tiled storage, vinyl flooring, heated towel rail, extractor fan.

**Understairs Storage** - Space for washing machine and dryer, fuse box location.

**Outside** The rear garden is a private, low-maintenance space with lawn, patio, and gravel seating areas. Enclosed by fencing and mature trees, it offers privacy and room for outdoor dining and relaxing, a perfect extension of the home. There is also a shed for storage and side access to the parking area.

**AGENT 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 mains electricity, sewage and water services with air source heat pump. The property also has access to broadband services with estimated speeds as follows: Standard at 4 Mbps, Superfast at 80Mbps, and Ultrafast at 1800Mbps. Mobile service coverage is good. Currently, there are no planning permissions in place for this property or any nearby properties. The property does not involve any shared access or rights of way. There is a maintenance charge of £21.66 pcm and the maintenance company is Peninsula Management SW Ltd.

**Set in the picturesque village of West Down, this outstanding semi-detached residence presents an exceptional opportunity to acquire a home of refined style and comfort, complemented by breathtaking countryside views to the front. Perfectly positioned in a peaceful rural setting, the property offers a lifestyle of tranquillity while remaining within easy reach of Barnstaple, local amenities, and North Devon's spectacular coastline.**

**This beautifully crafted home is finished to a high specification throughout, combining elegant interiors with practical living. A notable feature is the luxury of underfloor heating across the entire property, delivering seamless warmth and comfort year-round.**

**Internally, the accommodation is superbly arranged, comprising three spacious double bedrooms, including a principal suite with built-in wardrobes and stunning views across rolling green landscapes. The contemporary bathroom has been thoughtfully designed with premium fixtures, featuring a rainfall shower, panelled bath, heated towel rail, and underfloor heating, offering a boutique spa-like experience.**

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Score	Energy rating	Current	Potential
92+	A		119 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

From Ilfracombe proceed along the High Street, with our office on the left hand side, and proceed along the main road until you reach Mullacott Cross roundabout. Turn left at the roundabout and continue along until you reach the West Down signpost, turn right towards West Down. Continue along this road into West Down, upon reaching the heart of the village turn left, proceed for a short distance and you will see a sign post 'Lower Broad Park'. Turn right and follow the road right round and number 7 will be on your left hand side, towards the end of the road.

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

EX34 9EY

Tel: 01271 866 699

Email: [ilfracombe@bopproperty.com](mailto: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 Oxborough  
Phillips Sales & Lettings on

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for a free conveyancing quote and  
mortgage advice.



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