



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

6 Castle Terrace  
Ilfracombe  
Devon  
EX34 9HY

**Asking Price: £270,000 Freehold**



Changing Lifestyles

01271 866 699  
[ilfracombe@boproperty.com](mailto:ilfracombe@boproperty.com)

6 Castle Terrace, Ilfracombe, Devon, EX34 9HY

A Rare Opportunity to Transform a Period Gem in a Sought-After Coastal Location...



- Perfect for families and investors
- Brimming with character features
  - Jaw dropping sea views
- Spacious and elegant living accommodation
  - 5 generous bedrooms
  - Charming garden enjoying sea views
- Don't miss out on this fantastic opportunity
  - EPC: D
  - Council Tax Band: C

**Presenting an outstanding opportunity to acquire a substantial five-bedroom terraced home on the highly sought-after Castle Terrace, offering some of the finest sea views in Ilfracombe.**

**Bursting with character and original period features, this property represents a rare chance for buyers seeking a renovation project with exceptional potential. Whether you're an investor or a family looking to create your dream coastal home, this residence provides the perfect canvas.**

**The accommodation is spacious and versatile, with three generous reception rooms that retain classic details such as fireplaces, large sash-style windows, and high ceilings that fill the home with natural light. The main living room takes full advantage of the panoramic sea views, creating a serene space to relax and unwind.**

**The kitchen, complete with built-in pantries and direct access to the rear garden, offers fantastic scope for reconfiguration and modernisation—ideal for those envisioning open-plan living or a stylish kitchen-diner with outdoor flow.**

**Upstairs, there are five well-proportioned bedrooms, including four doubles and a single bedroom. The principal bedroom enjoys stunning sea views across the coastline, while the family bathroom includes useful built-in storage and a wet room setup.**

**Outside, the enclosed rear garden provides a peaceful retreat, perfect for gardening, family time, or simply taking in the sea air.**

**With its unrivalled location, period charm, and scope to add significant value, this property is a truly exciting prospect. Once modernised, it has all the makings of a spectacular coastal home.**



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Ilfracombe is an historic Victorian seaside resort and provides shopping facilities as well as other amenities such as Banks, Library, Post Office, Schools and 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 the 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.



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## Changing Lifestyles

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**Main Entrance** - Door leading to;

**Entrance Hall** - Ceiling coving, stairs to first floor, radiator, door leading to;

**Living Room** - UPVC double glazed bay window to front elevation enjoying sea views, skirting board, dado rails, picture rails, ceiling coving, built in storage cupboards, radiator.

**Dining Room** - UPVC double glazed window to rear elevation, built in storage, understairs storage, radiator, door leading to;

**Kitchen** - UPVC double glazed door to side elevation leading to the garden, UPVC double glazed window to side elevation, a range of wall and base units, stainless steel sink and drainer inset into countertops, space and plumbing for washing machine, built in storage cupboards, extractor fan.

#### First Floor

**Landing** - Stairs to second floor, door leading to;

**W.C** - Low level flush W.C, partly glazed wooden window to side elevation.

**Bedroom One** - UPVC double glazed bay window to front elevation, partly glazed sash window to front elevation, feature fire place, original skirting boards, ceiling coving, ceiling rose, built in storage, radiator.

**Bedroom Two** - UPVC double glazed window to rear elevation, built in storage, radiator.

**Utility Room** - UPVC double glazed window to side elevation, wall mounted wash hand basin with vanity above, plumbing for washing machine, door leading to;

**Workshop** - Partly glazed sash window to rear elevation, original floorboards.

#### Second Floor

**Landing** - UPVC double glazed obscure window to rear elevation, crawl space for loft access, door leading to;

**Bedroom Three** - UPVC double glazed window to rear elevation, UPVC double glazed window to side elevation, radiator, door leading to;

**Wetroom** - UPVC double glazed obscure window to rear elevation, low level flush W.C, storage cupboard housing Valliant boiler, wash hand basin with storage below and vanity above, handheld shower attachment, extractor fan, radiator.

**Bedroom Four** - UPVC double glazed bay window to front elevation enjoying sea views, ceiling coving, built in storage, radiator.

**Bedroom Five** - UPVC double glazed sash window to front elevation, radiator.

**Outside** At the front of the property, steps lead up to the main entrance, accompanied by a small sloping garden area attractively bordered by mature shrubs and planting, adding charm and kerb appeal to the home.

To the rear, a set of steps rises to a private garden area, offering space for outdoor seating or planting. This area includes a greenhouse, perfect for gardening enthusiasts, and is enclosed by a traditional stone wall, providing both privacy and a classic period feel.

**AGENT NOTES** - This property is registered under Land Registry Title Number DN491366 with UPRN 10000484779 and is held on a Freehold tenure. The plot measures approximately 0.05 acres and falls under the Devon Local Authority, with a very low flood risk and no conservation area designation. Services include mains gas, electricity, and mains water and drainage. Parking is available on street, and outside space comprises a small front garden with shrubs and an elevated rear garden featuring a greenhouse enclosed by a traditional stone wall. The property is in Council Tax Band C with an annual cost of approximately £2,235, and the EPC rating is D. There are no known building safety issues and no current planning applications in place for this property or neighbouring properties. Connectivity is good, with broadband speeds up to 80 Mbps (superfast), strong mobile coverage from EE, Vodafone, Three, and O2, and TV/satellite services available via standard providers; Virgin Media is not currently available.

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Approximate total area<sup>(1)</sup>  
1440 ft<sup>2</sup>  
133.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Directions

With the office on your right hand side, proceed along the High street and take the next right hand turn onto Springfield Road. Continue along the road until you reach a T junction, take a left turn onto Highfield Road and proceed forward for approximately 350 yards before taking a slight left onto Castle Hill. The property can be found down 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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### 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  
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**01271 866 699**

for a free conveyancing quote and  
mortgage advice.



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