



Bond
Oxborough
Phillips

Changing Lifestyles

Apartment 3
The Moorings
18 Crofts Lea Park
Ilfracombe
Devon
EX34 9PN

Asking Price: £285,000 Leasehold



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01271 866 699
ilfracombe@boproperty.com

Apartment 3, The Moorings, 18 Crofts Lea Park, Ilfracombe, Devon, EX34 9PN

A statement apartment in North Devon's most desirable coastal setting...



- Stunning newly converted apartment in an elegant Victorian building
 - Breathtaking sea and coastal views
 - Spacious open-plan living area
- Two double bedrooms and two luxury bathrooms including an en suite
 - Modern fitted kitchen
- Allocated parking with electric vehicle charging point
 - Video Security System
 - Energy-efficient gas heating,
- 6-year Professional Consultant's Certificate
 - EPC: C
 - Council Tax Band: A



Apartment 3, The Moorings is a beautifully crafted two-bedroom, two-bathroom first-floor residence, forming part of an elegant Victorian building that has been meticulously redeveloped to combine timeless period character with contemporary coastal luxury.

Occupying the top floor, this outstanding apartment enjoys what are arguably the finest views in the building, with sweeping panoramas across the harbour, Hillsborough, the Bristol Channel, and towards the distant Welsh coastline. The impressive 19ft open-plan living and dining area is flooded with natural light, with a striking bay window perfectly framing the ever-changing seascape.

The high-specification kitchen is fitted with a full range of integrated appliances and leads through to a separate utility room, providing additional workspace and storage. Both bedrooms are generous doubles, with the principal suite enjoying a sleek en suite shower room, while the main bathroom offers both a bath and separate shower, finished with stylish tiling and contemporary fittings.

Every detail of this home reflects quality and care, from the energy-efficient heating and brand-new services to the anthracite double-glazed windows and impeccable soundproofing. The apartment also benefits from allocated parking complete with an electric vehicle charging point.

Positioned within one of North Devon's most desirable coastal locations, The Moorings offers effortless access to the harbour, beaches, and vibrant town centre. Apartment 3 presents a rare opportunity to experience refined modern living with breathtaking sea views and truly exceptional coastal style.



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Ilfracombe is an historic Victorian seaside resort and provides shopping facilities as well as other amenities such as Building society, 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 new water sports centre, 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 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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Internal Description

Main Entrance - Door leading to;

Entrance Hall - Loft access, intercom system, thermostat location, smoke detector, radiator, door leading to;

Bedroom One - 14'6" x 13'11" (4.42m x 4.24m)

UPVC double glazed bay window to front elevation, radiator, door leading to;

Bedroom Two - 10'2" x 11'9" (3.1m x 3.58m)

UPVC double glazed window to front elevation, built in wardrobe, radiator.

Ensuite Bathroom - 6'1" x 5'9" (1.85m x 1.75m)

Shower cubicle, tiled splashback from floor to ceiling, wall mounted wash hand basin with vanity mirror above, low level W.C, tiled from floor to mid wall, heated towel rail.

Bathroom - 8'11" x 8'8" (2.72m x 2.64m)

UPVC double glazed Velux window, double walk in shower with rainfall and handheld attachment, low level W.C, panel bath, freestanding wash hand basin unit with vanity mirror over, tiled from floor to mid wall, extractor fan.

Open Plan Lounge/Kitchen/Diner

Lounge/Diner - 12'3" x 18'11" (3.73m x 5.77m)

UPVC double glazed window to rear elevation with sea views, wood effect flooring, radiator x2.

Kitchen - 6'4" x 9'11" (1.93m x 3.02m)

UPVC double glazed windows to rear and side elevation, breakfast bar, induction hob with extractor hood over, slate countertops, Belfast sink integrated into countertops, integrated fridge, integrated Lamona dishwasher and oven, radiator, door leading to;

Utility Room - 6'4" x 5'4" (1.93m x 1.63m)

UPVC double glazed window to front elevation, storage cupboard housing combi boiler, space and plumbing for washing machine, integrated freezer, fuse box, extractor fan.

Outside Convenient and secure off-road parking is provided within the development, with the added advantage of an electric vehicle charging point, offering effortless and eco-friendly living by the coast.

AGENT NOTES - This property is registered under Land Registry Title Number DN751403 with UPRN 100040264268 and is held on a Leasehold tenure. A brand-new 999-year lease will be granted on completion, with no ground rent payable. The apartment offers approximately 1,388 sq. ft. (129 m²) of accommodation and falls under the Devon Local Authority, with a very low recorded flood risk and is not within a conservation area. Services include mains gas, electricity, water, and drainage, and there is an allocated off-road parking space with a dedicated electric vehicle charging point. The property falls within Council Tax Band A and has an EPC rating of C, reflecting its

excellent energy efficiency following a recent high-quality redevelopment. There are no known building safety issues, and the property benefits from full Building Control sign-off together with a 6-year Professional Consultant's Certificate. The freehold will be vested in a management company jointly owned by the three apartment owners, with an estimated service charge of £100 per month (£1,200 per annum) covering communal maintenance and building insurance. There are no restrictions on holiday or Assured Shorthold Tenancies, and pets are permitted with written consent from the management company. Connectivity is excellent, with broadband speeds of up to 900 Mbps, strong mobile coverage from EE, Vodafone, Three, and O2, and BT, Sky, and Virgin Media services available.

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

Directions

Proceed along the High Street with our offices on your right hand side. Follow the road on into Portland Street and continue up the hill and past Lantern Court (McCarthy & Stone) on the left hand side. At the traffic lights turn right into the New Barnstaple Road and continue up the hill and follow the road around the sharp left hand bend. Continue along this road for approximately 200 and turn left onto Crofts Lea Park. Continue for 20 yards and the property will be located on your left hand side with a For sale board clearly displayed.

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

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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