



Bond
Oxborough
Phillips

Changing Lifestyles

Little Orchard
21 Park Hill Road
Ilfracombe
Devon
EX34 8HL

Asking Price: £495,950 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Little Orchard, 21 Park Hill Road, Ilfracombe, Devon, EX34 8HL



Stunning Edwardian detached home full of period charm, warmth and far-reaching views towards the Bristol Channel...

- Immaculate condition
- Detached Edwardian house
- Period features and wood burners
- High ceilings and ceiling coving
- Beautiful gardens with BBQ area
- Garage for parking and storage
- Breathtaking countryside and sea views
 - Elegant stained glass
- Spacious reception rooms with fireplaces
 - Three bedrooms
 - EPC: D
 - Council Tax Band: D



Tucked away in a private position, Little Orchard is a character-filled Edwardian detached home that immediately wraps you in warmth and comfort. Built around 1912, this is a property that feels welcoming from the moment you step inside - a home where traditional charm, character and cosy living come together beautifully.

The sense of character is unmistakable throughout. Period features sit comfortably alongside thoughtful updates, creating rooms that feel both elegant and relaxed. Feature fireplaces, decorative cornicing, ceiling roses and stained internal doors all add to the atmosphere, while woodburning stoves provide a natural focal point and a reassuring glow on cooler evenings.

The entrance hall is inviting and full of presence, centred around a graceful L-shaped staircase with spindle balustrade that hints at the space beyond. The main sitting room enjoys a dual aspect with lovely natural light and far-reaching views towards the Bristol Channel, making it a perfect place to unwind beside the fire. A second reception room offers flexibility and intimacy, ideal as a snug, dining room or home office, again benefiting from its own character fireplace and a wonderfully cosy feel.

The kitchen is the heart of the home, fitted with solid ash units, Corian worktops and a central island that lends itself to everyday family life and relaxed entertaining. From here, a useful utility room leads through to a practical ground floor shower room with WC.

Upstairs, three generous double bedrooms provide calm and comfortable accommodation, with the principal bedroom enjoying stunning sea and countryside views. The family bathroom is fitted with a classic three-piece white suite.

Little Orchard is a home that feels peaceful, comforting and quietly special, offering a rare blend of character, warmth and setting that is increasingly hard to find.



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Little Orchard, 21 Park Hill Road, Ilfracombe, Devon, EX34 8HL

Changing Lifestyles

Stunning Edwardian detached home full of period charm, warmth and far-reaching views towards the Bristol Channel...



Ilfracombe is a historic Victorian seaside resort and provides shopping facilities as well as other amenities such as a building society, 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 new watersports 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 wide stretches of golden sand with crashing surf. Visit Hele Bay to the east of the town 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.



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Little Orchard, 21 Park Hill Road, Ilfracombe, Devon, EX34 8HL

Changing Lifestyles

Stunning Edwardian detached home full of period charm, warmth and far-reaching views towards the Bristol Channel...

Internal Description

Main Entrance - Door leading to:

Reception Hall - 12'4" x 10' (3.76m x 3.05m)

Stairs to upper floor, under-stairs storage, radiator, ceiling coving, picture rail, doors leading to:

Living Room - UPVC double-glazed bay window to front enjoying views of the Torrs and sea views, UPVC double-glazed door leading to outside, wood burner with hearth and surround, ceiling coving, dado rail, built-in book case, double radiator.

Dining Room/Office - 12' (3.66) x 13'11" (4.24) into bay

UPVC double-glazed bay window to front elevation enjoying views of the Torrs and sea views, UPVC double-glazed window to side elevation enjoying sea views, feature fire place, ceiling coving, picture rail, built-in bookcase into recess, double radiator.

Open-plan Kitchen/Diner

Dining Area - 10'1" x 11'6" (3.07m x 3.5m)

UPVC double-glazed window to rear elevation, kitchen island with seating area, useful cupboard, picture rail, double radiator, doorway leading to:

Kitchen - 8'10" x 6'4" (2.7m x 1.93m)

UPVC double-glazed window to side elevation, range of solid ash wall and base units with 1.5 bowl sink and drainer inset into Corian work surface, integrated electric oven, electric hob, plumbing and space for dishwasher, Calacatta kitchen island with hand drawers, double radiator.

Utility Room - 8'11" x 10'5" (2.72m x 3.18m)

Window to rear elevation, range of base units with surface over, Belfast sink, tiled splashbacking, plumbing and space for washing machine, overhead storage cupboard, cupboard leading to:

Boiler Room - Housing combi boiler supplying gas and hot water, door leading to:

Shower Room - 5'10" x 4'11" (1.78m x 1.5m)

Window to side elevation, shower cubicle, low-level push button WC.

First Floor

Landing - Radiator, loft access, door leading to:

Bedroom Two - 12' x 12'1" (3.66m x 3.68m)

UPVC double-glazed window to front elevation enjoying views of the Torrs, feature fireplace, picture rail, double radiator.

Bedroom One - 12'1" x 12'2" (3.68m x 3.7m)

UPVC double-glazed window to front elevation enjoying views of the Torrs, UPVC double-glazed window to side elevation enjoying breathtaking sea views towards the Welsh coastline, picture rail, feature fireplace, double radiator and panelling.

Bedroom Three - 10'1" x 11'3" (3.07m x 3.43m)

UPVC double-glazed window to rear elevation, built-in wardrobes, picture rail, radiator.

Bathroom - 8'10" x 5'5" (2.7m x 1.65m)

UPVC double-glazed opaque window, three-piece suite comprising panel bath with mixer shower, low-level WC, pedestal basin, extractor fan, double radiator, recently fitted flooring.

Outside - Outside, the property enjoys beautifully arranged wrap-around gardens with a mix of terraced level lawns and paved seating areas, creating ideal spaces for alfresco dining, barbecues and entertaining while taking in the stunning views across the Bristol Channel and The Torrs. A separate terraced garden features fruit trees, a large greenhouse, vegetable plot and shed, offering excellent potential for further use or development, subject to planning. A single garage and private parking complete the setting.

Agent's Notes - The property is of traditional brick and stone construction beneath a slate roof and benefits from gas fired central heating. All main services are connected, including mains electricity, mains gas, mains water and mains drainage. The property is freehold and registered under Title Numbers DN245231 and DN643690 with UPRN 100040266376. It is located within the North Devon local authority area and falls within Council Tax Band D, with an approximate annual charge of £2,515. The property is not situated within a conservation area and is assessed as being at very low risk of flooding. An Energy Performance Certificate is in place with a current rating of D. The total internal floor area is approximately 1,356 sq ft and the plot extends to around 0.24 acres. Broadband speeds of approximately 17 Mbps are available, with superfast services up to 80 Mbps, and mobile phone coverage is available with EE, Vodafone, Three and O2, although purchasers should make their own enquiries to confirm availability and suitability. Satellite and fibre television services are available via BT and Sky. Neighbouring properties have a right of way over the driveway, and any restrictions are TBC. We are aware that planning permission has been granted by North Devon Council under application reference 80905 for Erection of new dwelling on land located on land to rear of Park Hill Road. Prospective purchasers are advised to make their own enquiries with the Local Planning Authority regarding the nature and potential impact of the approved scheme.

Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Little Orchard, 21 Park Hill Road, Ilfracombe, Devon, EX34 8HL

Changing Lifestyles

Stunning Edwardian detached home full of period charm, warmth and far-reaching views towards the Bristol Channel...



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Little Orchard, 21 Park Hill Road, Ilfracombe, Devon, EX34 8HL



Stunning Edwardian detached home full of period charm, warmth and far-reaching views towards the Bristol Channel...



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Little Orchard, 21 Park Hill Road, Ilfracombe, Devon, EX34 8HL



Stunning Edwardian detached home full of period charm, warmth and far-reaching views towards the Bristol Channel...



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From our office on Ilfracombe High Street, head left on the A361. Take the left-hand turn onto Marlborough Road then the next right-hand turn onto St. Brannocks Park Road. Continue until you reach the left-hand turn onto Park Hill Road. Continue on this road until you reach the bottom of the private road situated on your left-hand side which then leads directly to the property.

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.

Changing Lifestyles

01271 866 699
 ilfracombe@boproperty.com

Little Orchard, 21 Park Hill Road, Ilfracombe, Devon, EX34 8HL

Changing Lifestyles

Stunning Edwardian detached home full of period charm, warmth and far-reaching views towards the Bristol Channel...

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

01271 866 699

for a free conveyancing quote and
mortgage advice.



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com