



Bond
Oxborough
Phillips

Changing Lifestyles

10 Bicclescombe Park Road
Ilfracombe
Devon
EX34 8EU

Guide Price: £850,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

10 Bicclescombe Park Road, Ilfracombe, Devon, EX34 8EU



Elegant period home with spacious gardens and separate coach house...

- Four-bedroom detached house
 - Elegant period features
- Generous well-maintained gardens
 - Spacious and characterful
 - Ample parking
- Separate coach house annexe
 - Substantial corner plot
 - EPC: D
 - Council Tax Band: E



A substantial and elegant detached period residence, offering exceptional space, character and versatility, set within generous gardens with ample parking and the added benefit of a separate coach house. This impressive home is ideally suited to a growing family or those seeking a guest house or income potential.

The property is approached via a spacious driveway providing parking for several vehicles, leading to the main entrance. Once inside, you are welcomed by a striking and expansive entrance hall, showcasing high ceilings, decorative cornicing and ceiling roses, setting the tone for the accommodation throughout.

The principal lounge is beautifully proportioned, enhanced by a large bay window that allows abundant natural light and a feature fireplace that serves as a focal point. A separate dining room, again with a bay window, offers an ideal space for entertaining, while a further snug provides a more intimate and flexible reception area.

The kitchen is fitted with a range of wall and base units, complemented by work surfaces, an integrated gas hob and air conditioning, flowing through to a conservatory enjoying views over the garden. A ground-floor shower room adds further practicality.

To the first floor, a split-level landing leads to four well-proportioned bedrooms, all continuing the period theme with sash-style windows, cornicing, and ceiling roses. Two bedrooms benefit from en suite facilities, while the family bathroom features a roll-top bath, adding further character.

Externally, the property continues to impress. The driveway provides ample parking, while the gardens wrap around the home, including a level lawned side garden bordered by mature planting. To the rear, a patio area offers an ideal space for outdoor dining, leading onto further lawn.

The coach house presents a fantastic opportunity in its own right. Arranged with an open-plan lounge and kitchen area, a bedroom, and a shower room, it provides flexible accommodation suitable for guests, dependent relatives, or potential income, subject to any necessary consents. A ground-floor workshop with double doors offers further scope for conversion into additional accommodation, again subject to planning.

A rare opportunity to acquire a substantial period home with additional accommodation and significant potential, in a highly versatile and desirable setting.



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Ilfracombe is a characterful Victorian seaside town offering a good range of everyday amenities, including independent shops, supermarkets, schools, a cinema, healthcare facilities and a variety of cafés, bars and restaurants. The picturesque harbour remains a focal point of the town, home to the iconic Verity statue, along with a selection of galleries and eateries. The town also benefits from a modern watersports centre and the well-regarded Ilfracombe Aquarium.

A range of local events and seasonal festivals take place throughout the year, many centred around the harbour and seafront, including performances at the Landmark Theatre. The surrounding North Devon coastline is renowned for its natural beauty, with nearby Hele Bay offering a more sheltered beach, while the award-winning beaches at Woolacombe, Croyde and Putsborough are all within easy reach by car.

The regional centre of Barnstaple is approximately 20 minutes away, providing a wider selection of national retailers, leisure facilities and transport connections, including rail links to Exeter and beyond.

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Agent's Notes - The property is a detached, freehold four-bedroom dwelling of traditional brick and stone construction, set within a plot of approximately 0.30 acres. It falls within the North Devon Council area and is in Council Tax Band E. The property is not located within a conservation area. Flood risk is identified as high, and buyers should make their own enquiries. Broadband is available with speeds up to approximately 900 Mbps, with mobile coverage from EE, Vodafone, Three and O2. Hot water is understood to be provided via an immersion heater and unvented cylinder. No planning applications or permissions are identified within the available data; however, this should be verified by the seller and their solicitor. The EPC rating is D. The title includes a coach house, and further clarification is required regarding its services, heating, drainage, access arrangements and whether it is to be marketed as part of the main dwelling or separately.

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EPC TBC

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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.

Directions

From the High Street with the offices on the left-hand side, carry on down the High Street. At the traffic lights, go straight ahead, turning left onto St Brannocks Road at the mini roundabout. Continue along this road for a short distance, and take the second left-hand turning into Bicclescombe Park Road.

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

119 High Street

Ilfracombe

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Email: ilfracombe@boproperty.com

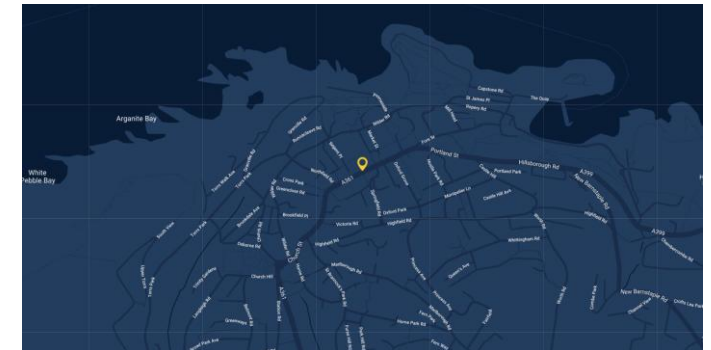
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