



Bond
Oxborough
Phillips

Changing Lifestyles

89 Channel View
Ilfracombe
Devon
EX34 9PU

Guide Price: £300,000 Freehold



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01271 866 699
ilfracombe@bopproperty.com

89 Channel View, Ilfracombe, Devon, EX34 9PU

Stunning coastal bungalow with exceptional panoramic sea views in Channel View...



- Stunning panoramic sea and coastal views, extending towards the Welsh coastline
 - Turn-key home ideal for full-time living, coastal retreat or investment opportunity
- Beautifully refurbished two-bedroom link-detached bungalow
- Generous rear garden with lawn and mature planting, plus driveway and garage
 - EPC: D
 - Council Tax Band: C



Positioned within the highly regarded Channel View area of Ilfracombe, this beautifully refurbished two-bedroom link-detached bungalow enjoys some of the finest sea and coastal landscape views available locally, offering stylish, ready-to-move-into accommodation in a truly special setting.

The property has been thoughtfully updated by the current owner to create a modern and comfortable home, finished with a clean, contemporary feel throughout. The interiors are light, well balanced and designed for easy day-to-day living, with a consistent attention to detail evident in every room.

The accommodation is well arranged, comprising an inviting entrance hallway, two generous double bedrooms and a smartly presented family bathroom. The main living space is a true highlight, flooded with natural light and featuring UPVC double-glazed sliding doors that perfectly frame the stunning coastal outlook, stretching across the sea and towards the Welsh coastline. This creates an exceptional setting for both relaxing and entertaining. The kitchen is both practical and well appointed, complemented by a useful rear porch/utility area.



Externally, the property continues to impress. To the front, a tiered garden is attractively planted with a variety of established shrubs and flowers, while a private driveway provides off-road parking and leads to a single garage. To the rear, a contemporary composite decked terrace extends directly from the living room, providing a seamless connection to the outdoors and an ideal vantage point to take in the far-reaching views.

Steps lead down to a generous, fully enclosed rear garden, offering a combination of lawn, mature planting and natural screening, creating a private and peaceful outdoor space.

Homes in Channel View with views of this calibre are rarely available, making this an excellent opportunity for a range of buyers seeking a main residence, coastal retreat or investment in one of Ilfracombe's most desirable settings.

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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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Internal Description

Main Entrance - UPVC double-glazed door leading to:

Entrance Hall - 3'8" x 8' (1.12m x 2.44m)

Access into loft, radiator, wooden-effect flooring, door leading to:

Bathroom - 5'11" x 7'8" (1.8m x 2.34m)

UPVC double-glazed window to front elevation, single-panelled bath with wooden-effect cladding, single shower cubicle with handheld shower attachment, pedestal wash hand basin with storage and vanity mirror above, wall-mounted heated towel radiator, low-level flush button WC, extractor fan, tiled walls, wooden-effect flooring.

Bedroom One - 10'3" x 11'5" (3.12m x 3.48m)

UPVC double-glazed window to rear elevation with beautiful sea views, radiator, wooden-effect flooring.

Bedroom Two - 10'3" x 9'9" (3.12m x 2.97m)

UPVC double-glazed window to front elevation, radiator, wooden-effect flooring.

Open-Plan Living Room/Diner - 17'10" x 10'8" (5.44m x 3.25m)

UPVC double-glazed sliding door to rear elevation with amazing sea views, radiators x2, UPVC double-glazed window to side elevation, wooden-effect flooring, door leading to:

Kitchen - 7'4" x 9'3" (2.24m x 2.82m)

UPVC double-glazed window to front elevation, range of wall and base units, quartz-effect countertops, stainless steel sink and drainer inset into countertop, 4-ring Lamona gas hob with extractor fan above, Lamona oven, integrated fridge freezer, door leading to:

Utility Room - 3'4" x 6'10" (1.02m x 2.08m)

Space and plumbing for washing machine, combi boiler location, radiator, UPVC double-glazed door to rear elevation leading to garden.

Outside - Externally, the property is equally impressive, offering well-designed outdoor space that makes the most of its elevated position. To the rear, a contemporary composite decked terrace extends directly from the living area, providing the perfect spot for outdoor dining or simply relaxing whilst taking in the far-reaching coastal views. From here, the garden gently slopes down to a well-maintained lawn, beautifully bordered by a variety of mature shrubs and established planting, creating a sense of privacy and colour throughout the seasons. The overall setting offers a wonderful balance of usable space and visual appeal, ideal for both entertaining and quiet enjoyment.

AGENT NOTES - This property is registered under Land Registry Title Number DN22493 with UPRN 100040264065 and is held on a Freehold tenure. The plot measures approximately 0.09 acres and falls under North Devon District Council, with a flood risk recorded as Very Low and not located within a Conservation Area. Services include mains electricity and gas central heating, with mains water and drainage. Parking is available via a private driveway, and outside space comprises a garden. The property is in Council Tax Band C, with an annual cost of approximately £2,235, and has an EPC rating of D. There are no known building safety issues, and there are no current planning applications affecting the property or neighbouring properties. Connectivity is good, with broadband speeds available up to approximately 55 Mbps (superfast), mobile coverage is generally good across major networks, and TV/satellite services are available via BT and Sky, with Virgin Media available in the area.

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Floor 0 Building 1

Approximate total area⁽¹⁾

726 ft²
67.4 m²

Balconies and terraces

283 ft²
26.3 m²

(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.

GIRAFFE360

Floor 0 Building 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Ilfracombe High Street with our office on your right-hand side, proceed out of the town centre and upon reaching the traffic lights take the right-hand turning onto the New Barnstaple Road. Continue along this road for a short distance and take the right-hand turning into Channel View, bear to the left and follow the road to the top and take the last left-hand turning where number 89 will be found on your left-hand side with a number plate 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

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