



Bond
Oxborough
Phillips

Changing Lifestyles

70 Station Road
Ilfracombe
EX34 8DJ

Guide Price: £240,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

70 Station Road, Ilfracombe, EX34 8DJ

Beautifully updated home with panoramic views and versatile accommodation...



- Three well-proportioned bedrooms arranged across upper levels
- Separate snug/media room providing a cosy and private retreat
- Raised decked terrace with summer house enjoying elevated views
 - EPC: D
 - Council Tax Band: B



Set across multiple levels, this impressive home offers a surprising amount of space, combining contemporary updates with character features and enjoying far-reaching views towards the coastline. At its heart is a spacious open-plan kitchen, lounge and dining area, creating a sociable and versatile living environment ideal for both everyday life and entertaining.

The property opens into this bright and welcoming space, thoughtfully designed to maximise both light and functionality. With a breakfast bar and ample room for seating, it's perfectly suited to modern living. Dual aspect windows draw in plenty of natural light, while the elevated rear outlook provides attractive views across the town and out towards the sea.

A short set of steps leads down to a comfortable snug, currently arranged as a media room, offering a more relaxed setting away from the main living space. This area flows through to an additional reception/utility space offering excellent versatility, with direct access out to the garden.

Upstairs, the principal bedroom is positioned alongside a generous, modernised bathroom complete with both bath and separate shower. Two further bedrooms are arranged across the upper floor, making the property well suited to families, guests or those needing additional workspace.

Outside, the rear garden has been thoughtfully landscaped across several tiers to make the most of the setting. A spacious patio provides the perfect spot for outdoor dining, while a raised decked terrace with summer house creates an excellent vantage point to enjoy the views. The remainder of the garden offers a combination of lawn and pathways, adding to its overall appeal. To the front, there is unrestricted on-road parking available.



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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 - This property is registered under Land Registry Title Number DN195937 with UPRN 100040267358 and is held on a Freehold tenure. The plot measures approximately 0.02 acres and falls under North Devon Council, with a flood risk recorded as Very Low and is not located within a Conservation Area. The property is of traditional brick and mortar construction and has a flat roof. Services include mains gas central heating, along with mains electricity, water and drainage. Parking is available via unrestricted on-street parking and outside space comprises a rear garden. The property is in Council Tax Band B. The EPC rating is D. There are no known building safety issues and planning history is TBC. Connectivity is good, with broadband speeds available up to 900 Mbps, mobile coverage across EE, Vodafone, Three and O2, and TV/satellite services available via BT, Sky and Virgin Media.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Directions

From Ilfracombe High Street with our office on your left-hand side, continue along the High Street, pass through both sets of traffic lights and upon reaching the mini roundabout turn left. Take the middle lane into Station Road and proceed up the hill bearing left as the main road bears right and number 70 is approximately 200 metres up that road on the left-hand side.

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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Devon

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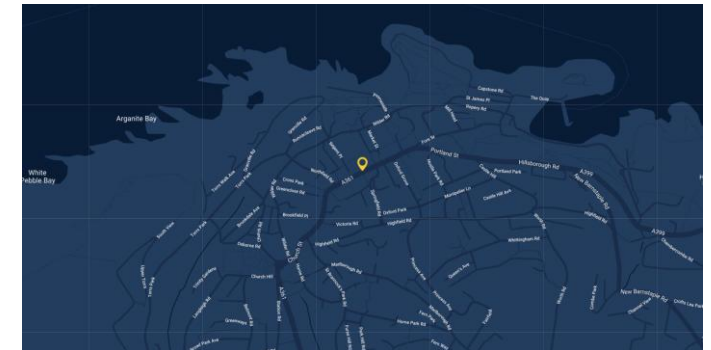
Have a property to sell or let?

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
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Lettings on

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for a free conveyancing
quote and mortgage advice.



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