



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

26 Greenclose Road  
Ilfracombe  
Devon  
EX34 8BT

**Asking Price: £290,000 Freehold**



**Changing Lifestyles**

**01271 866 699**  
**[ilfracombe@boproperty.com](mailto:ilfracombe@boproperty.com)**



- Five well-proportioned bedrooms
- Beautifully presented with character and modern finishes
- Successful holiday let with income potential
  - Open-plan living with log burner
- Private, low-maintenance courtyard
  - EPC: D
  - Council Tax Band: C



South Bay Villas is an exceptional Victorian residence of considerable charm and distinction, beautifully presented throughout and positioned just moments from Ilfracombe Harbour and its vibrant coastal setting. This elegant home has been thoughtfully and sympathetically enhanced by the current owners, seamlessly blending refined contemporary finishes with its rich period character.

Currently operating as a successful holiday let, the property offers an outstanding lifestyle investment with proven income potential, whilst equally lending itself to a superb and substantial family home in one of the area's most desirable locations.

The accommodation is arranged over multiple floors, offering a sense of space and balance that is perfectly suited to both modern family living and entertaining. At its heart lies an impressive open-plan living space, where generous proportions are complemented by a striking log burner, creating a warm and sophisticated environment ideal for both relaxation and hosting.

On the first floor, two beautifully appointed double bedrooms are accompanied by a stylish and contemporary ensuite shower room, finished to a high standard and designed with both comfort and elegance in mind.

Externally, the property continues to impress with a private and low-maintenance courtyard garden, laid with gravel chippings and enclosed by attractive stone walling, offering a peaceful and sheltered outdoor retreat. An external tap provides further practicality.

South Bay Villas represents a rare opportunity to acquire a distinguished coastal home, combining timeless character, modern refinement and versatile living, all within effortless reach of the harbour and the stunning North Devon coastline.



26 Greenclose Road, Ilfracombe, Devon, EX34 8BT

## Changing Lifestyles

Elegant Victorian coastal home with proven holiday let income, moments from Ilfracombe Harbour...



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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**Agent's Notes** – This property is registered under Land Registry Title Number DN396945 with UPRN 100040264753 and held on a Freehold tenure. The plot measures approximately 0.02 acres. It falls under North Devon Council, with a flood risk recorded as Very Low, and is within the Ilfracombe Conservation Area. Services include gas central heating, with the added benefit of a wood burner, and mains water and drainage. Parking is on-street and outside space is a courtyard garden. The property is in Council Tax Band C with an annual cost of about £2,235. The EPC rating is D. There are no known building safety issues and planning history shows no current planning applications for the property. Connectivity is good, with broadband speeds up to 80 Mbps, mobile coverage is good across EE, Vodafone, Three and O2, and TV/satellite services via BT, Sky and Virgin Media.

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.

## Directions

From Ilfracombe town centre with our office on your left-hand side, proceed along the High Street and upon reaching the first set of traffic lights turn right into Northfield Road. Continue down this road to the bottom and turn left into Wilder Road. Continue along this road for a short distance and take the second left-hand turning into Greenclose Road. Number 26 will be found on your right-hand side.

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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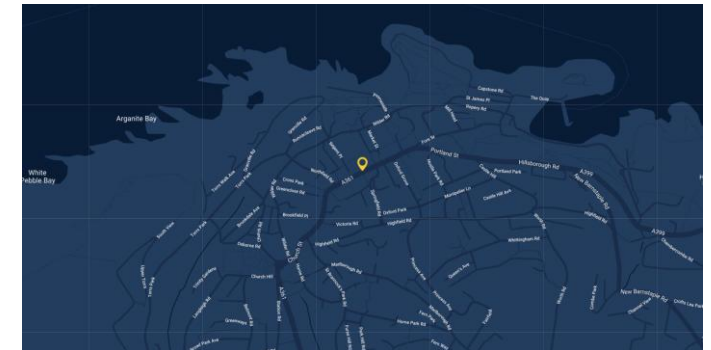
Have a property to sell or let?

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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