



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

16 Broad Park Avenue  
Ilfracombe  
Devon  
EX34 8DZ

**Guide Price: £430,000 Freehold**



Changing Lifestyles

01271 866 699  
ilfracombe@boproperty.com

16 Broad Park Avenue, Ilfracombe, Devon, EX34 8DZ

Elegant Victorian Home | Edge of Torrs Park | Balcony Views | South-Facing Garden & Parking



- Spacious 6-bedroom period home over 3 floors
  - Beside Torrs Park
  - Character features throughout
- Flexible living with multiple reception rooms and balcony views
- South-facing tiered garden with patio, lawns, and side access
  - Close to Ilfracombe harbour and seafront
    - Off-road parking
    - EPC: TBC
  - Council Tax Band: E



Positioned on the highly sought-after Broad Park Avenue, right on the edge of Torrs Park, this elegant and substantial semi-detached residence offers beautifully presented accommodation arranged over three floors, combining timeless character with exceptional family living.

From the outset, the property impresses. A charming front garden filled with mature shrubs and blossoming trees is complemented by a characterful yellow brick pathway leading to the entrance, alongside the added benefit of two off-road parking spaces.

Internally, the home is rich in original features, including ceiling coving, picture rails, stained glass windows and striking Victorian tiled flooring, all enhanced by an abundance of natural light from impressive bay windows throughout. The ground floor offers two generous living spaces alongside a separate dining room, which benefits from double-glazed French doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living.

The accommodation is both spacious and versatile, comprising five well-proportioned double bedrooms, with an additional sixth room currently arranged as a single bedroom, ideal for use as a home office or study. A standout feature is the first-floor balcony, which enjoys elevated views across Torrs Park, providing a peaceful and private space to unwind.

Externally, the rear garden is a true highlight, enjoying a sunny south-facing aspect and arranged over two well-maintained, level tiers. Both levels are laid to lawn, ideal for families and entertaining, complemented by a stone patio seating area and garden shed. The space is enclosed by a combination of stone walling and mature planting, with the added benefit of side access leading back to the front of the property.

Ideally positioned, the property is within easy reach of Ilfracombe's picturesque harbour, seafront and the South West Coast Path, as well as local amenities, schools and transport links connecting to Barnstaple and beyond.

A rare opportunity to acquire a character-filled home in one of Ilfracombe's most desirable and established locations.



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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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**Approximate total area<sup>(1)</sup>**  
 2536 ft<sup>2</sup>  
 235.9 m<sup>2</sup>

**Reduced headroom**  
 20 ft<sup>2</sup>  
 1.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration.

**Agent's Notes** - This property is registered under Land Registry Title Number DN238953 with UPRN 100040263535 and is held on a Freehold tenure. The plot measures approximately 0.11 acres and falls under North Devon Council, with a flood risk recorded as very low and is not within a conservation area. The property is of traditional construction (brick and mortar) with a tiled roof. Services include mains gas, electric, water and drainage. Parking is provided via off-road parking, and outside space includes a front and rear garden with a balcony. The property is in Council Tax Band E, with an annual cost of approximately £3,229. The EPC rating is TBC. There are no known building safety issues, and there is no current planning in place for this property or immediate neighbouring properties. Connectivity is good, with broadband speeds available up to 900 Mbps (ultrafast), mobile coverage is generally good across EE, Vodafone, Three and O2, and TV/satellite services are available 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 High Street with our office on your left-hand side, continue out of the town passing through both sets of traffic lights and upon reaching the mini roundabout turn right into Church Hill. Continue up this road and take the first turning on the left, then continue along this road taking the third turning on the right into Broad Park Avenue, where number 16 can be found on your left-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...

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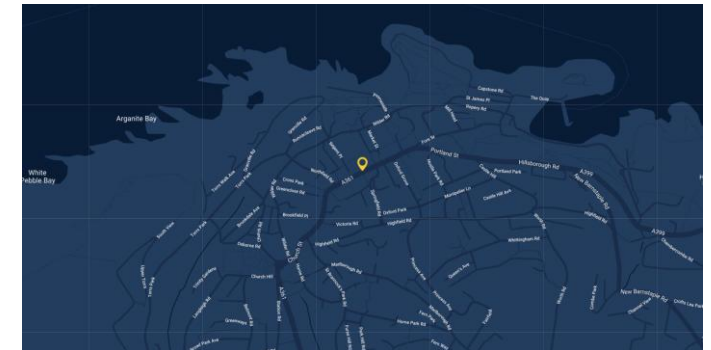
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