



Bond
Oxborough
Phillips

Changing Lifestyles

5 Langleigh Farm House
Ilfracombe
EX34 8BG

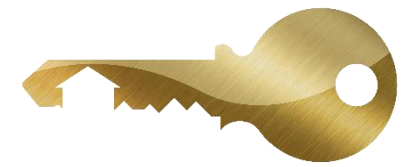
Asking Price: £175,000 Share of Freehold



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01271 866 699
ilfracombe@bopproperty.com

5 Langleigh Farm House, Ilfracombe, EX34 8BG



A delightful apartment combining period character with peaceful surroundings...

- Two well-proportioned bedrooms
- Open-plan kitchen/dining room
- Spacious living room with bay window and green outlook
- Beautiful communal grounds
- EPC: D
- Council Tax Band: A



Nestled within beautifully maintained communal grounds and backing directly onto the National Trust-owned Torrs, this charming two-bedroom first floor apartment enjoys a peaceful tucked-away setting within the highly sought-after Langleigh Farm House, just a short stroll from the centre of Ilfracombe and its picturesque harbour front.

The property offers bright and well-balanced accommodation throughout, with a welcoming entrance hallway leading to a spacious living room featuring a UPVC double glazed bay window enjoying a lovely green outlook across the surrounding grounds. The open-plan kitchen/dining room combines practicality with character, fitted with a range of wall and base units, wooden-effect worktops, tiled splash backing, and space for essential appliances, while retaining charming sash windows.

Both bedrooms are generously proportioned, with the principal bedroom benefitting from useful built-in storage. The bathroom is well-appointed with a large panelled bath with shower attachment, pedestal wash basin, low-level WC, and additional storage housing the combi boiler.

Combining character, tranquillity, and convenience in one of Ilfracombe's most desirable settings, this delightful apartment would make an ideal permanent home, coastal retreat, or investment opportunity.

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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 water sports 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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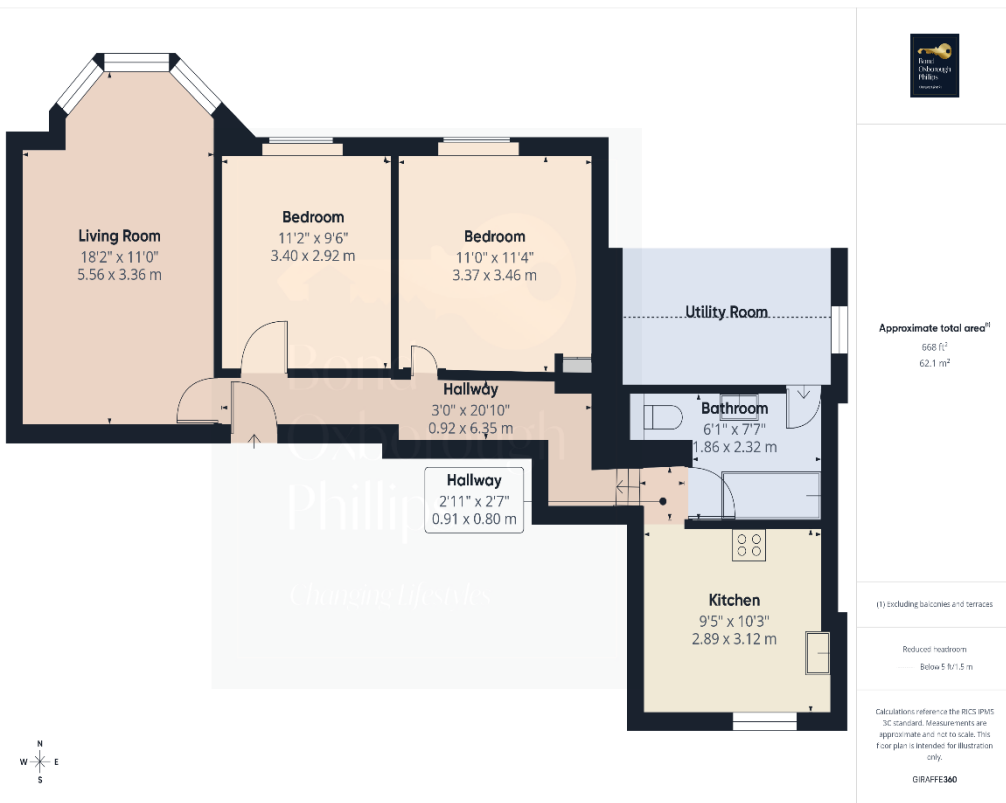
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Agent Notes-This property is registered under Land Registry Title Number DN541458 with UPRN 10000488545 and held on a Leasehold tenure with a 1/7th Share of Freehold. The lease commenced on 6th April 2003 for a term of 999 years, leaving approximately 976 years remaining. The property falls under North Devon Council. Flood risk is recorded as very low and the property is not situated within a conservation area. The property is understood to be of traditional construction with rendered elevations beneath a pitched roof. Services include mains gas, electric, water, and drainage, with heating supplied via gas central heating. Externally, the property benefits from access to beautifully maintained communal gardens, one designated off-road parking space, and additional visitor parking. The property falls within Council Tax Band A with an approximate annual charge of £1,761, and has an EPC rating of D. Broadband speeds are available up to approximately 53 Mbps superfast, with mobile coverage available across EE, Vodafone, Three, and O2 networks. TV and satellite services are available via BT, Sky, and Virgin. Management is overseen by Langleigh Farm Management Company Ltd, with a maintenance charge of approximately £60 per calendar month, payable on the 1st of each month and reviewed quarterly by the management company. Long-term residential letting is permitted within the building; however, holiday letting or short-term commercial letting is not permitted. Dogs are not permitted in the property. There are no known building safety issues, and no notable planning history is currently understood to affect the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Directions

From Ilfracombe Town Centre with our office on your left-hand side continue out of town passing through both sets of traffic lights. upon reaching the mini-roundabout take the right hand turning into Church Hill. Continue up this road taking the left hand turning into Belmont Road and take the next right hand turning into Broad Park Avenue. Continue down the hill and turn left into Langleigh Park, follow this road for a short distance and take the left hand turning where Langleigh Farm Apartments will be situated on your right-hand side. Take the private drive to the rear of the farmhouse and the property can then be found on your right-hand side with a number plaque 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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