



Bond
Oxborough
Phillips

Changing Lifestyles

10 Hillsborough Park
Road
Ilfracombe
Devon
EX34 9QR

Asking Price: £450,000 Freehold



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01271 866 699
ilfracombe@boproperty.com

10 Hillsborough Park Road, Ilfracombe, Devon, EX34 9QR



Exceptional Semi-Detached Home with Panoramic Countryside Views & Full Planning...

- Four-bedroom semi-detached family home
- Elevated position with countryside views
 - Open-plan kitchen/dining room with balcony
- Full planning permission for detached dwelling
- Principal suite with en-suite & walk-in wardrobe
 - EPC: TBC
 - Council Tax Band: D



Occupying a peaceful and elevated position within Ilfracombe, 10 Hillsborough Park Road is a substantial and beautifully presented four-bedroom semi-detached home, offering an outstanding blend of space, versatility, and future potential.

Enjoying far-reaching countryside views to the rear, this impressive home has been thoughtfully arranged to suit modern family living, with light-filled interiors and generous proportions throughout.

Upon entering, you are welcomed by a bright and inviting entrance hall, setting the tone for the accommodation beyond. The principal reception spaces are both elegant and functional, with a spacious living room and a beautifully bright dining area, ideal for both everyday living and entertaining.

A standout feature of the home is the open-plan kitchen/dining space, designed with both practicality and lifestyle in mind. French doors open seamlessly onto an elevated balcony, creating a natural extension of the living space and providing the perfect setting for al fresco dining while enjoying the stunning countryside backdrop.

Additional ground floor accommodation includes a cloakroom/WC and a highly versatile garage space, currently utilised as a utility area, offering further flexibility depending on individual requirements.

To the first floor, a generous landing leads to three well-proportioned double bedrooms and a comfortable single bedroom. The principal suite is truly exceptional, featuring a sleek en-suite shower room, a walk-in wardrobe, and a dramatic floor-to-ceiling window that captures breathtaking views and floods the space with natural light. A stylish family bathroom serves the remaining bedrooms, all finished to a high standard. The property further benefits from gas central heating and uPVC double glazing throughout.

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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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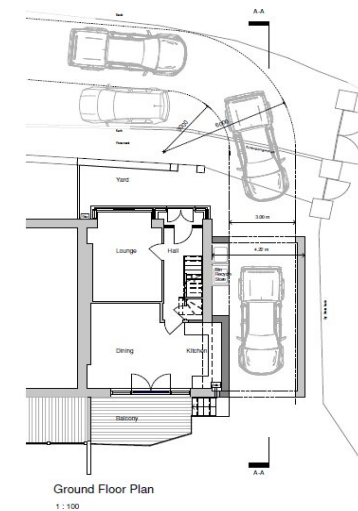
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One of the most compelling aspects of this property is the full planning permission granted for the construction of a striking, contemporary detached dwelling within the rear garden.

Carefully designed to complement the natural landscape, the proposed residence will enjoy the same elevated outlook and countryside views. The scheme includes provision for vehicle access, achieved through a considered reconfiguration of the existing ground floor layout.

This presents a unique opportunity for a variety of buyers – whether seeking multi-generational living, an additional income stream through holiday letting, or the chance to create a bespoke modern home alongside a traditional residence.



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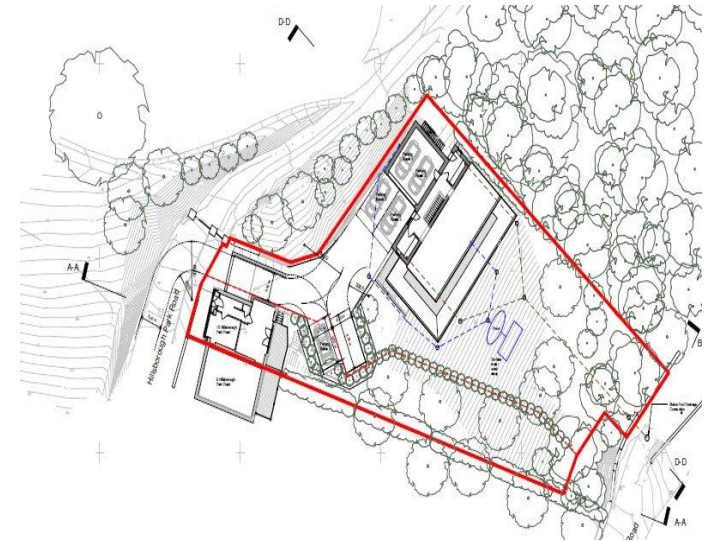
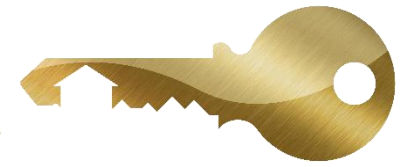


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This property is registered under Land Registry Title Numbers DN505127 and DN507194 with UPRN 100040265406 and is held on a Freehold tenure. Occupying an elevated plot of approximately 0.37 acres across three plots, the property falls under North Devon Council and is located outside of a conservation area, with a very low flood risk reported. The property is of traditional brick and block construction with rendered elevations and a tiled roof. Services are understood to include mains gas central heating, mains electric, water and drainage. The property benefits from on-road and off-road parking, together with balcony and garden space. Council Tax is Band D with an annual charge of approximately £2,642. The EPC rating is currently TBC. Broadband speeds in the area are available up to approximately 61 Mbps, with mobile coverage generally available across EE, Vodafone, Three and O2 networks. Satellite and fibre television services are available via BT, Sky and Virgin. We understand there are no known building safety issues. Planning application reference 79725 was approved on 03/01/2025 for the proposed construction of a dwelling and parking within the rear garden alongside associated works. Interested parties are advised to make their own enquiries with North Devon Council regarding the approved planning consent, associated conditions, and any future planning implications.

Directions

Proceed along the High Street with our Office on your right hand side, take the right hand fork on the Combe Martin Road. upon passing the Thatched Inn on the right hand side, continue for a short distance taking a left hand turn on to Hillsborough Road and then an immediate left into Hillsborough Park Road where number 10 can be found at the top of the road on your right 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...

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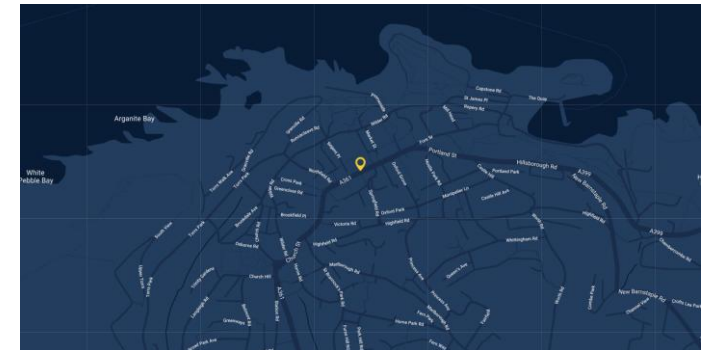
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If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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