



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

81 Channel View  
Ilfracombe  
Devon  
EX34 9PU

**Asking Price: £425,000 Freehold**



Changing Lifestyles

01271 866 699  
ilfracombe@boproperty.com



## Immaculately presented family home with stunning coastal outlook and sun terrace...

- Immaculately presented detached family home
  - Flexible five-bedroom accommodation
- Elevated position with stunning Bristol Channel views
  - Impressive decked terrace ideal for entertaining
- Landscaped low-maintenance gardens
- Large garage and ample driveway parking
  - EPC: TBC
  - Council Tax Band: C



An immaculately presented and deceptively spacious detached family residence, occupying an elevated position within the highly sought-after Channel View development and enjoying spectacular far-reaching views across the Bristol Channel, surrounding countryside and coastline.

Beautifully maintained throughout, this versatile home offers bright and well-proportioned accommodation arranged over two floors, perfectly suited to modern family living. Combining flexible bedroom space, generous reception areas and stylish interiors, the property makes the very most of its enviable coastal setting.

The accommodation begins with a welcoming dining room featuring a charming fireplace, wood-effect flooring and a large front-facing window allowing plenty of natural light. An opening leads through to the fitted kitchen, which is equipped with integrated Bosch appliances, ample worktop space and attractive exposed ceiling beams. A separate utility room provides additional storage and direct access to the rear garden.

The ground floor continues with four versatile bedrooms and a stylish family shower room fitted with a contemporary walk-in double shower, vanity wash hand basin and low-level WC.

Occupying the first floor is a fantastic living room designed to maximise the stunning coastal outlook. Large windows to the front frame breathtaking views across the Bristol Channel and surrounding countryside, whilst French doors to the rear provide direct access outside.

Double doors lead into the impressive principal bedroom suite, benefiting from a dual-aspect outlook, fitted wardrobes and a modern en-suite shower room. A useful storage cupboard houses the combi boiler.

Further benefits include a large garage, uPVC double glazing throughout and gas-fired central heating, creating a superb family home in one of Ilfracombe's most desirable residential 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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**Outside** - Externally, the property benefits from off-road parking for two vehicles, additional parking in front of the garage and an attractively landscaped front garden with decorative chippings, stepping stones and mature shrubs. Side access leads to the rear garden, which is arranged over several levels and designed for low-maintenance enjoyment. The standout feature is the impressive decked terrace, accessed directly from the living room, enjoying panoramic views across the Bristol Channel, coastline and surrounding countryside, creating a superb space for outdoor dining, entertaining and relaxation.



**AGENT NOTES**- This property is of traditional brick and mortar construction and is registered under Land Registry Title Number DN18103 with UPRN 100040264057 and held on a Freehold tenure. The plot measures approximately 0.08 acres and falls under Devon Council. Flood risk is recorded as very low and the property is not situated within a Conservation Area. Services include mains gas, electricity, water and drainage, with gas-fired central heating. Parking is provided by a private driveway and garage, with shared driveway access benefiting a neighbouring property. Outside space comprises private gardens. The property is in Council Tax Band D with an annual charge of approximately £2,642. The EPC rating is currently TBC. There are no known building safety issues. There are no current planning applications affecting the property or neighbouring properties. Connectivity is good, with broadband speeds available up to 53 Mbps, mobile coverage available via EE, Vodafone, Three and O2, and TV services available through BT, Sky and Virgin Media.

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**Directions**

From Ilfracombe High Street proceed in an easterly direction which becomes Portland Street. At the first set of traffic lights turn right into New Barnstaple Road. Follow the road along and Channel View can be found on the right hand side after the sharp left hand turn. Follow the road up and the property will be situated 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...

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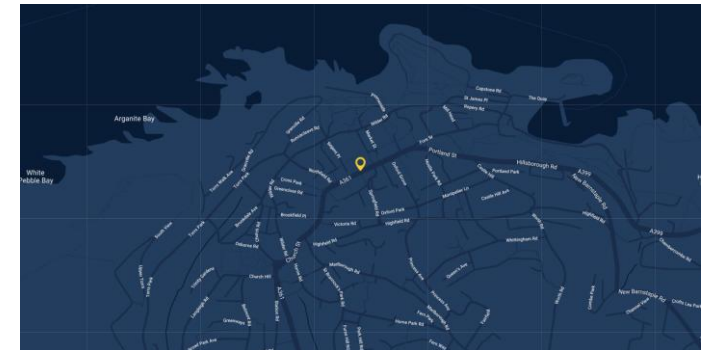
Have a property to sell or let?

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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for a free conveyancing  
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