



Bond
Oxborough
Phillips

Changing Lifestyles

30 Oxford Grove
Ilfracombe
Devon
EX34 9HG

Asking Price: £195,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

30 Oxford Grove, Ilfracombe, Devon, EX34 9HG

7 bedroom house with planning permission presenting a fantastic investment opportunity...



- EPC: G
- Council Tax Band: B
- Seven spacious bedrooms
 - Additional kitchenette
 - Rear courtyard garden
- Brilliant opportunity for investors or growing families
 - Central location
- Plenty of characterful features



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A substantial seven bedroom terraced townhouse arranged over four floors, situated in a convenient central location just moments from Ilfracombe High Street. Offered with no onward chain, this characterful property presents an exciting opportunity for buyers seeking a sizeable renovation project with excellent potential to create a stunning family home or investment property.

The accommodation is generously proportioned throughout and currently offers flexible living space including two reception rooms, a spacious kitchen, bathroom, separate W/C and seven bedrooms, with additional loft rooms providing further versatility for storage, hobbies or future use, subject to any necessary consents. Many of the rooms enjoy high ceilings and large windows, creating a light and airy feel throughout the property.

Importantly, the property benefits from approved planning permission granted by North Devon Council on 5 March 2026 for significant alterations and reconfiguration. The proposed works are designed to modernise and enhance the layout, particularly to the rear extension and upper floors, allowing a purchaser the chance to transform the property into a beautifully updated and highly functional home whilst retaining it as a single dwelling.

Ilfracombe is an historic Victorian seaside resort and provides shopping facilities as well as other amenities such as Building society, Library, Post Office, Schools and Cinema etc. There are a number of attractions within walking distance including Damien Hirst's now famous Verity statue situated on the Harbour, the new water sports centre, the award-winning Ilfracombe Aquarium, the

unique Tunnels Beaches and many more. You will find numerous events and festivals throughout the year, many based on the quayside at the historic harbour and at the prestigious Landmark Theatre on the seafront. There are many fine and award winning beaches close by, from secluded coves to the wide stretches of golden sand with crashing surf. For a unique beach experience visit 'The Tunnels' in Ilfracombe, holders of a seaside award or Hele Bay, to the east of the town, also award winners, for good bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are within easy motoring distance, whilst North Devon's regional centre of Barnstaple is approximately 20 minutes driving time.

Outside Outside, there is an enclosed rear courtyard garden providing a private outdoor space with further scope for improvement and landscaping.

Agents Notes - This property is registered under Land Registry Title Number TBC with UPRN 100040266303 and held on a Freehold tenure. It falls under North Devon Council (Devon), with a flood risk recorded as Very Low and is within the Ilfracombe Conservation Area. Services include gas central heating and mains water and drainage. Parking is none and outside space is a rear patio garden. The property is in Council Tax Band B with an annual cost of about £2,055. The EPC rating is G. There are no known building safety issues and planning history can be viewed under North Devon Council planning reference 81252. Connectivity is good, with broadband speeds up to 80 Mbps, mobile coverage Good and TV/satellite services via BT and Sky, with Virgin unavailable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	6 G	

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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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Directions

From Ilfracombe Town Centre, with our office on your right hand side, proceed on foot along the High Street, taking the second right hand turning onto Oxford Grove. Continue up the hill where number 30 will be found on your right hand side.

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