



Bond
Oxborough
Phillips

Changing Lifestyles

Colesbourne House
21 Croft Lea Park
Ilfracombe
Devon
EX34 9PN

Guide Price: £500,000 Freehold



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01271 866 699
ilfracombe@bopproperty.com

21 Crofts Lea Park, Ilfracombe, Devon, EX34 9PN

Beautiful detached property with investment opportunities...



- EPC: D
- Council Tax Band: A
- Great investment opportunity
- Excellent views
- Well maintained garden
- Quiet location
- Nine bedrooms



Nestled in a peaceful residential area, this charming period detached property is a versatile investment opportunity. Comprising a 2/3 bedroom maisonette, along with 2 x 2 bedroom and 2 x 1 bedroom flats, the residence offers a total of nine beautifully appointed bedrooms. The front garden boasts ample gravelled parking, while both sides of the property provide access to the meticulously maintained rear garden, complete with timber garden sheds and a sun terrace where you can unwind and enjoy breathtaking sea views. Surrounded by hedging and fencing, the outdoor space offers privacy and tranquillity. Positioned close to local amenities and transport links, this property holds excellent income potential and is perfect for larger families or those seeking spacious living arrangements. Don't miss the chance to explore the endless possibilities of this exquisite period property - book your viewing today.



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Internal Description

Colesbourne House is a grand, detached Victorian residence spanning four stories. The exterior showcases a blend of brick, render, and stone, accentuated by decorative fish scale tile hanging, and double glazed windows, all topped off with a tiled roof. Constructed in 1898 for a Bristol Merchant as a holiday retreat, the property has since been transformed into 4 self-contained apartments and a maisonette.

MAISONETTE- Lower Ground Floor: The entrance hall leads into the living room, which features a bay window offering splendid sea views, a built-in storage cupboard, a shelved recess, and an additional cupboard underneath. This room provides access to a galley kitchen equipped with a single drainer, stainless steel sink unit, adjoining work surfaces, drawers, cupboards, and space for appliances. Wall-mounted cupboards match the kitchen's design, which includes a Hot Point cooker, hob, and electric oven. The laundry room, which doubles as a double glazed conservatory, features a work surface, drawers, cupboards, a stainless steel sink, a Worcester wall-mounted gas-fired boiler for central heating and hot water (exclusive to this unit), plumbing for a washing machine, and a shelved storage cupboard. Bedroom 1 comes with a range of fitted wardrobes along two walls. Bedroom 2 has a double glazed door opening to the garden, a shelved storage cupboard, and a corner shower cubicle. The bathroom is complete with a panelled bath, a telephone-style mixer taps with a shower attachment, folding shower screens, a low-level WC, a pedestal wash basin, a mirror-fronted medicine cabinet, and tiled walls.

GROUND FLOOR: The bed/sitting room features a bay window to the front. The en-suite shower room includes a shower cubicle, a pedestal basin, a low-level WC, a cupboard housing the hot water cylinder, and a double built-in wardrobe. A multi-paned glazed door leads to the kitchen/dining room, which is fitted with a single drainer stainless steel sink unit, drawers and cupboards beneath,

further work surfaces, cupboards, and space for appliances. The room also has a Hot Point electric cooker and offers sea views.

FLAT 2 - Ground Floor: The living room/kitchen features a single drainer stainless steel sink, adjoining work surfaces, space for appliances, and an electric cooker point. A bay window provides sea views. The central island comes with drawers and cupboards beneath, while an ornate plaster ceiling rose adds character. The bedroom has a built-in wardrobe and cupboard, as well as an electric wall heater. The en-suite shower room includes a cubicle, a low-level WC, and a pedestal wash basin.

FLAT 3 - First Floor: The entrance hall leads to a bed/sitting room with a bay window to the front, a range of fitted wardrobe cupboards, and a cupboard housing a hot water cylinder and an Ariston water tank. The kitchen/dining room offers fine sea views, a single drainer stainless steel sink unit, drawers and cupboards underneath, a Creda Hot Point cooker, further work surfaces, drawers and cupboards beneath, a matching wall-mounted cupboard, and space for a fridge. The shower room features a tiled cubicle, a pedestal basin, a low-level WC, and a mirror-fronted medicine cabinet.

FLAT 4 - First Floor: The entrance lobby leads to a shower room with a cubicle and wash hand basin. There is a separate WC with an original high-level toilet. The living/kitchen/dining room offers fine sea views and includes a single drainer stainless steel sink, adjoining work surfaces, drawers and cupboards beneath, a Creda electric cooker, and an electric wall heater. Bedroom 1 has sea views and an electric wall heater. Bedroom 2, located at the front, also features an electric wall heater.

FLAT 5 - Second Floor: The entrance hall includes a cupboard housing a pre-lagged cylinder. The reception room offers sea views and has a meter cupboard and an electric wall heater.

The kitchen/dining room features sea views, a single drainer stainless steel sink, adjoining work surfaces, drawers and cupboards beneath, space for appliances, matching wall-mounted cupboards, a Creda oven with an extractor hood, a breakfast bar, and an electric heater. The inner lobby includes coat pegs. Bedroom 1 has an electric wall heater, and Bedroom 2 provides additional space. The bathroom includes a tiled panelled bath, a pedestal basin, a low-level WC, and a built-in double shelved storage cupboard. A separate shower room features a shower cubicle, a wash hand basin, a low-level WC, and a medicine cabinet.

OUTSIDE access on both sides of the property leading to the rear garden. The rear garden is well-stocked, well-maintained, and enclosed by hedging and fencing. Additionally, there are two timber garden sheds and a sun terrace.

SERVICES: All mains services are connected. The owner's accommodation benefits from gas-fired central heating, while electric central heating, operating on Economy 10, serves all other units except for Flat 2.

This detached residential property, comprises five units: four flats and one maisonette. The building is constructed from traditional brick and stone, and the tenure is freehold. Common areas include a hallway, with level access to the flats via either the drive or footpath. Each flat benefits from its own parking space. The flats are currently let, while the maisonette is used as the owner's accommodation. Tenants hold standard Assured Shorthold Tenancy (AST) agreements. Recent renovations include a roof replacement, with the exact date pending confirmation. The flats are subject to Council Tax Band A. The property holds the necessary certifications, including a Gas Safety Certificate, Electrical Installation Condition Report (EICR), and Energy Performance Certificate (EPC). Environmental factors show no risk from rivers or the sea, though the property is classified as having a medium surface water flood risk.

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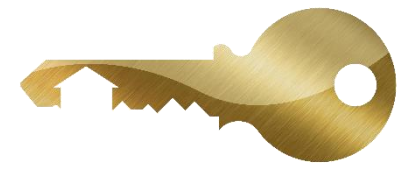


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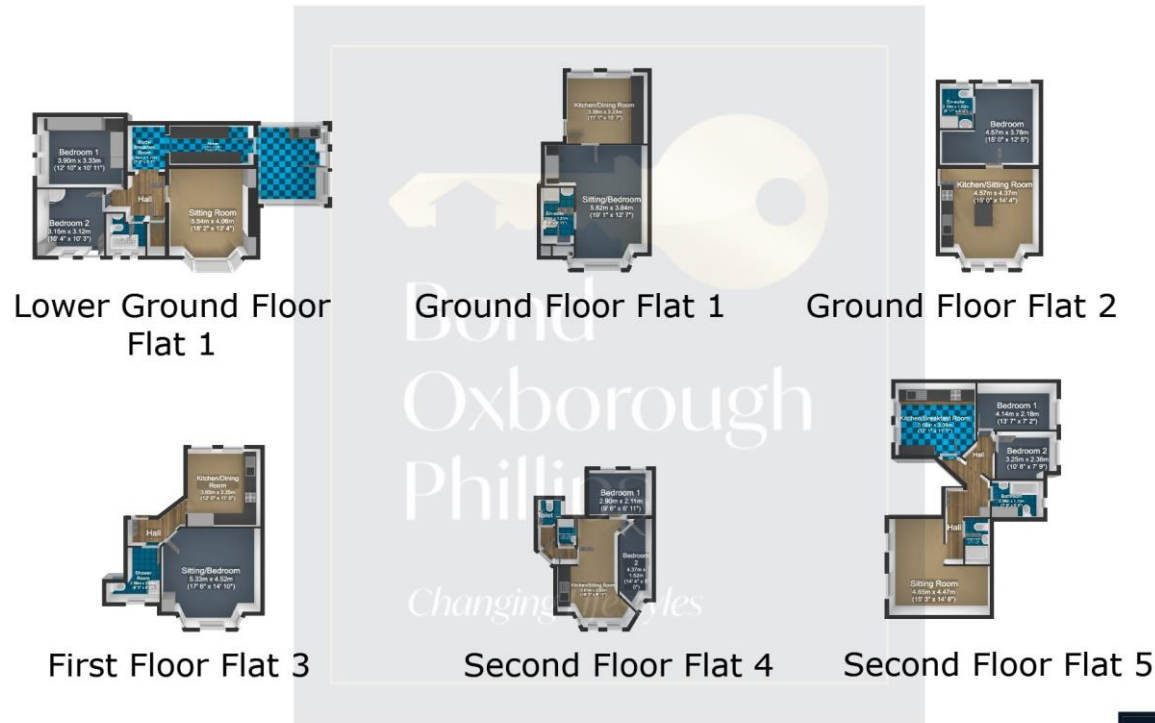


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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Directions

Proceed along the High Street with our offices on your right hand side. Follow the road on into Portland Street and continue up the hill and past Lantern Court (McCarthy & Stone) on the left hand side. At the traffic lights turn right into the New Barnstaple Road and continue up the hill and follow the road around the sharp left hand bend. Continue along this road for approximately 200 and the property will be found clearly displaying a Sales Board.

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.

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We are here to help you find and buy your new home...

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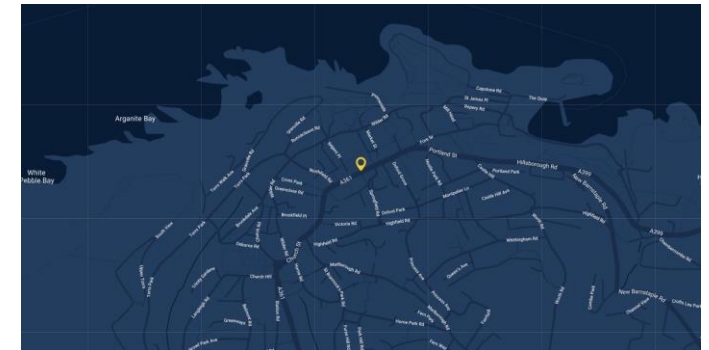
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mortgage advice.



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