



Bond
Oxborough
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Changing Lifestyles

Colesbourne House
21 Crofts Lea Park
Ilfracombe
Devon
EX34 9PN

Guide Price: £500,000 Freehold



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01271 866 699
ilfracombe@boproperty.com

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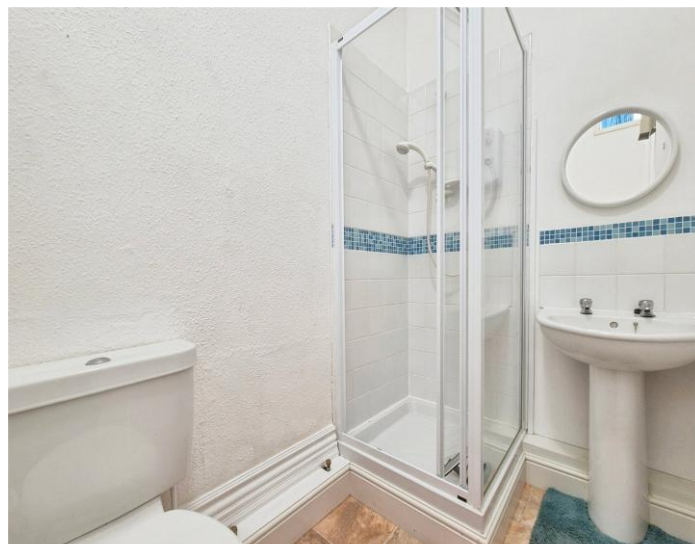
Fantastic investment opportunity - 6 separate flats set in a beautiful location with charming views...



- 9 Bedrooms
- 6 Bathrooms
- 6 Separate Flats
- Ample off road parking
- Communal Gardens
- Incredible sea views
- Sought after location.
 - EPC: D
- Council Tax Band: A



Nestled in a peaceful residential area, this charming period detached property is a versatile investment opportunity. Comprising a 2 bedroom garden flat, along with 2 x 2 bedroom and 3 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.



Agents Notes - 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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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.



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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.

Garden Flat - 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 tap with a shower attachment, folding shower screens, a low-level WC, a pedestal wash basin, a mirror-fronted medicine cabinet, and tiled walls.

Flat 1 - Ground Floor: The Kitchen/ living area has a bay window to the front, with the kitchen having fitted worktops with a single drainer stainless steel sink unit, drawers and cupboards beneath, further work surfaces, cupboards, and space for appliances. The shower room includes a shower cubicle, a pedestal wash hand basin, a low-level WC, which is fitted with a single drainer stainless steel sink unit, drawers and cupboards beneath, further work surfaces, cupboards, and space for appliances. The bedroom provided 2 windows with amazing sea views.

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: The front garden is primarily used for gravelled parking, with 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.



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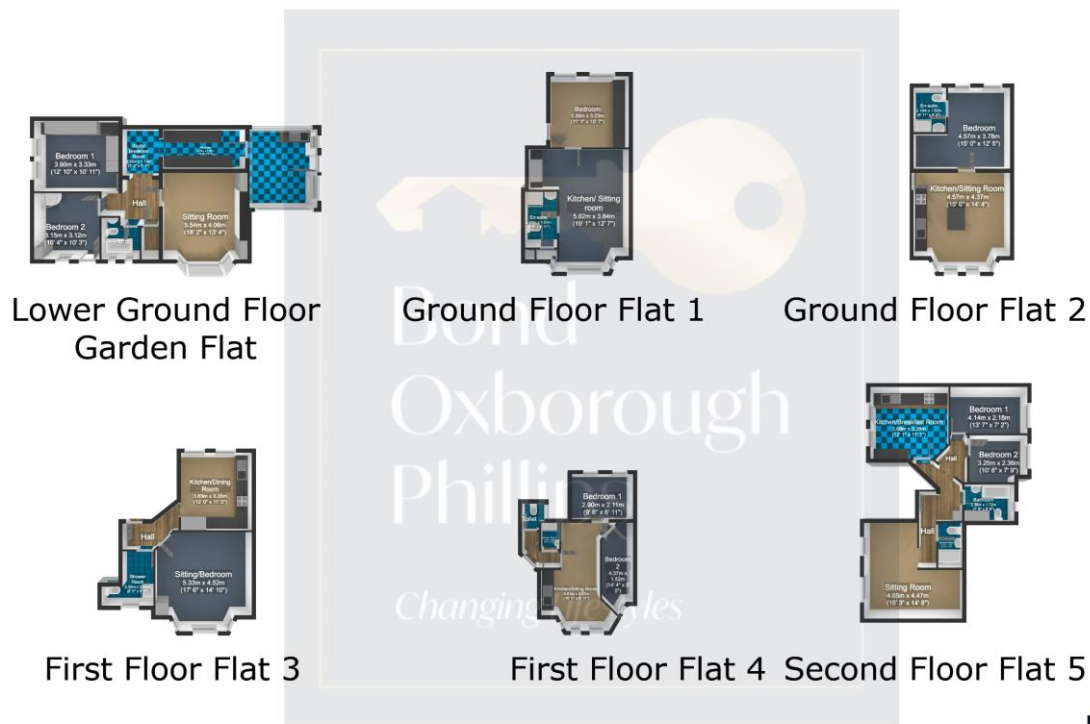


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales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

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



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.

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...

119 High Street

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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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