

39 Lantern Court

Hillsborough Road, Ilfracombe, EX34 9FF



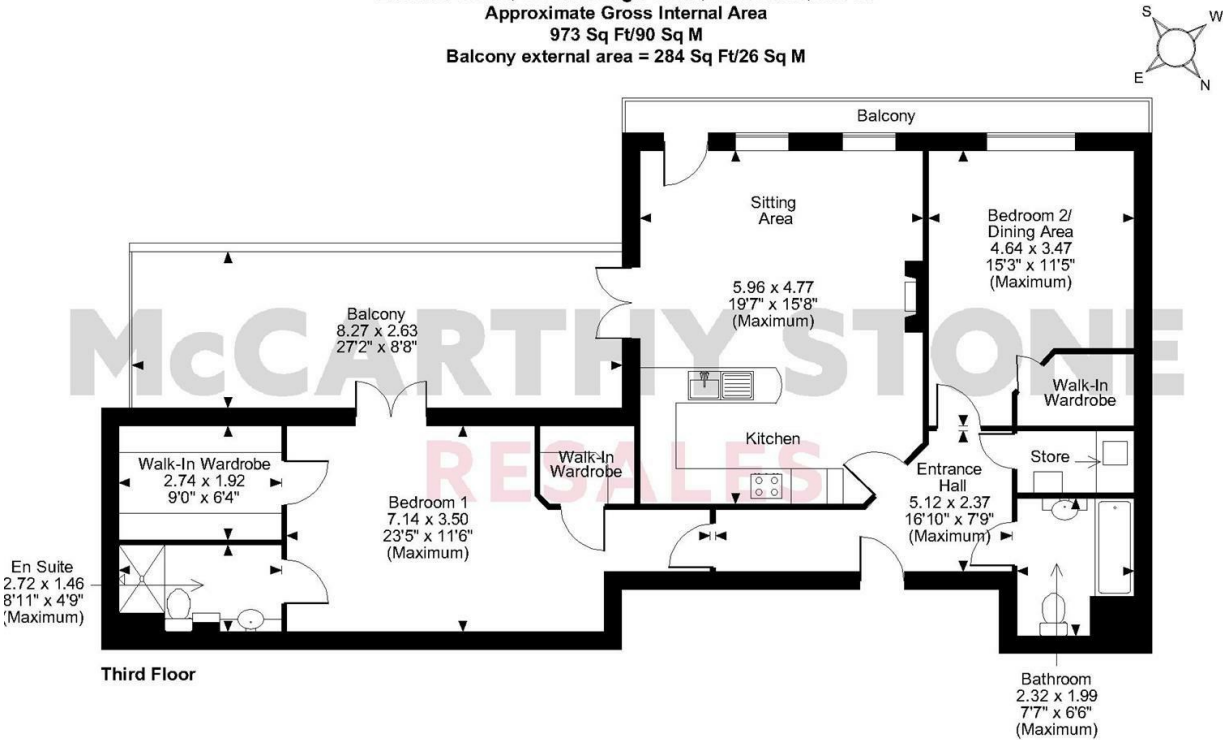
Asking price £295,000 Leasehold

South facing penthouse apartment with two double bedrooms (master en-suite), two balconies and allocated parking space.  
\*Energy Efficient\* \*Pet Friendly\*

Call us on 0345 556 4104 to find out more.

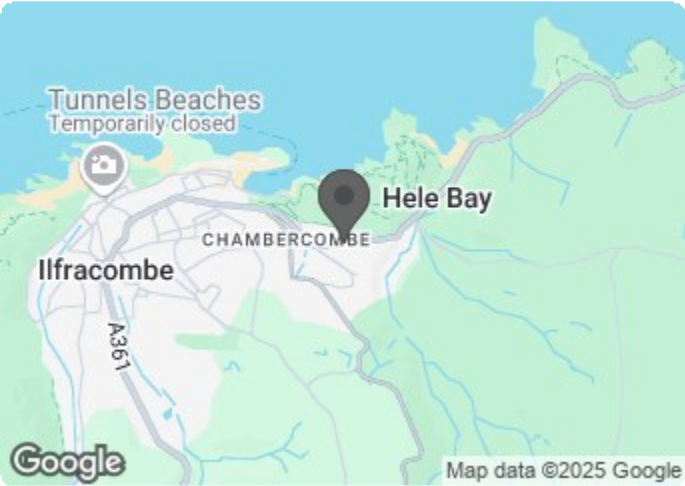
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Lantern Court, Hillsborough Road, Ilfracombe, Devon  
Approximate Gross Internal Area  
973 Sq Ft/90 Sq M  
Balcony external area = 284 Sq Ft/26 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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# Lantern Court, Hillsborough Road, Ilfracombe

**Lantern Court**  
Completed in 2012 Lantern court is a flagship contemporary development occupying a commanding location with the most breathtaking views across the picturesque Ilfracombe Harbour, Lantern Hill, Capstone, the Bristol Channel and distant Welsh coast. The property was built by McCarthy and Stone specifically for those over 60 years of age. It is located convenient to the High Street and Sea front and local amenities which include a Post office, Pharmacy, Hairdressers, Bakers and Supermarkets. St. James's Park is adjacent to the development with pathways leading to the Harbour.

The development enjoys a host of communal facilities for the benefit of Homeowners not least of which is the beautiful Homeowners lounge with large balcony and magnificent coastal views. In addition, there is a lift serving all floors, mobility scooter store, laundry room and a landscaped garden with harbour viewing deck. Further peace-of-mind is found in the service provided by our House Manager who oversees the smooth running of the development and a 24-hour emergency call system in the apartments and communal areas. There is a guest suite available to receive family and friends for which a small charge per night is made.

**The Local Area**  
Ilfracombe is a seaside resort and civil parish on the North Devon coast, England, with a small harbour surrounded by cliffs. The parish stretches along the coast from the 'Coastguard Cottages' in Hele Bay toward the east and 4 miles along the Torrs to Lee Bay toward the west. There is something for everyone with its picturesque historic harbour of quaint pastel coloured houses, 14th Century chapel perched on Lantern Hill and Damien Hirst's statue Verity standing guard at the entrance surrounded by dramatic clifftop scenery and is directly on the South West Coast Path. With its stunning beaches and coves including the famous Tunnels Beaches, great eateries, numerous art and craft galleries, independent shops, activities and attractions galore it truly is the perfect destination from which to also explore North Devon and Exmoor.

**No.39**  
One of the few apartments of it's size and type, no.39 is situated on the South facing side of the development with an interesting street scene outlook, with harbour views being enjoyed from the homeowners lounge and communal deck & gardens. The accommodation comprises; open plan living room & kitchen with access out on to the two balconies, two double bedrooms (master en-suite and both with walk in wardrobes), plus further bathroom. No.39 also comes with an allocated parking space (charged at £150 per annum).

**Entrance Hall**  
Having a solid Oak veneered entrance door with spy-hole, Dimplex wall heater, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, good sized store cupboard with

light, shelving and Vent Axia unit and the Gledhill boiler supplying domestic hot water. A feature glazed panelled door leads to the Living Room.

**Open Plan Living Room/Kitchen**  
Living Area- A generous size living room with fully glazed double doors opening on to the large balcony, plus a further glazed door opening to the smaller balcony. A further window makes this a very light and airy room. A feature fireplaces houses an electric fire, along with a 'Dimplex Quantum' storage heater.

**Kitchen Area** - Fitted with an excellent range of soft white and dark wood effect units and contrasting granite effect worktop with matching upstands extending to a room divider unit incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with contemporary glazed splashpanel and stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Polished tiled floor.

**Master Bedroom**  
A very generous size double bedroom with double doors leading out to the large balcony. Two walk-in wardrobes with light, ample hanging space and shelving. Slimline Dimplex wall mounted electric heater. Door to En-Suite.

**En-Suite Shower Room**  
Modern white suite comprising; double width shower cubicle, close-coupled WC, vanity wash-hand basin with under-sink storage and mirror with strip light and shaver point over. Heated towel rail, electric wall heater and emergency pull cord. Fully tiled walls and floor.

**Bedroom Two**  
A further double bedroom with large, full height double-glazed window. Walk-in wardrobe with light, ample hanging space and shelving. Electric wall heater.

**Bathroom**  
Modern white suite comprising; panelled bath, close-coupled WC, vanity wash-hand basin with under-sink storage and mirror with strip light and shaver point over, Heated towel rail, electric wall heater, emergency pull cord. Fully tiled walls and floor.

**Parking**  
No.39 has an undercover, secure parking space at a cost of £150 per annum.

**Additional Information & Services**

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

**Service Charge**  
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window

## 2 Bed | £295,000

cleaning, gardening and upkeep of the building exteriors and communal areas

- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £4,018.28 per annum (for financial year ending 31/03/2025)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

**Lease**  
Lease: 125 Years from 1st January 2012  
Ground rent: £495 per annum  
Ground rent review date: January 2027  
Managed By: McCarthy and Stone Management Services

**Moving Made Easy**  
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

