

11 Lantern Court

Hillsborough Road, Ilfracombe, EX34 9FF



Asking price £220,000 Leasehold

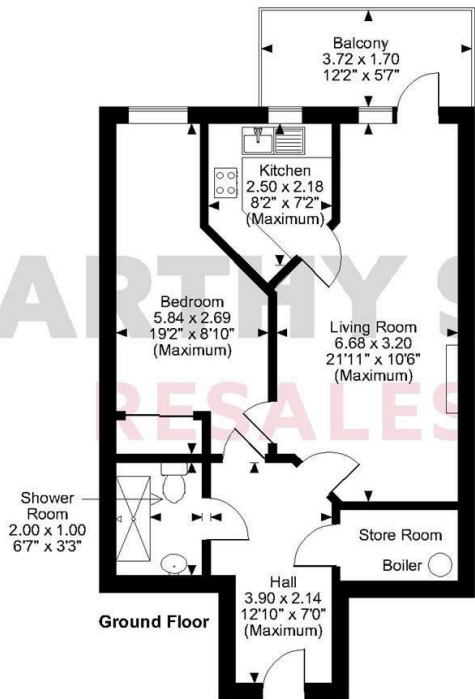
\*Join us for tea and cake at our Open Day - Wednesday 18th June 2025 - from 10am - 4pm - book your place today!\*

Stunning harbour views are enjoyed from this beautifully presented one bedroom retirement apartment with walk out balcony.  
\*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  
556 Sq Ft/52 Sq M  
Balcony external area = 68 Sq Ft/6 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: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# 11 Lantern Court, Hillsborough Road, Ilfracombe

**Introduction**  
Completed in 2012 by award-winning developers McCarthy Stone, Lantern Court is a flagship contemporary development occupying a commanding location with the most breath-taking views across the picturesque Ilfracombe Harbour, Lantern Hill, Capstone, the Bristol Channel and distant Welsh coast.

Providing private apartments specifically for those over 60 years of age, the development enjoys a host of facilities for the benefit of home owners, not least of which is the beautiful communal 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. There is also a 24-hour emergency call system in the apartments and communal areas. A guest suite is available to receive family and friends for which a small charge per night is made.

It's so easy to make new friends at Lantern Court; there are always plenty of regular activities to choose from including; coffee mornings, games and quiz nights, seasonal and themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities as they wish.

**The Local Area**  
Lantern Court is a flagship contemporary development occupying a commanding location with the most breathtaking views across picturesque Ilfracombe harbour, Lantern Hill, Capstone, the Bristol Channel and the Welsh coast. The property was constructed by multi award-winning McCarthy Stone specifically for independent living 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, banks and supermarkets. St. James's Park is adjacent to the development with pathways leading to the harbour

**Entrance Hall**  
Entered via a solid oak veneered entrance door and, if the bedroom and living room doors are open, you will be welcomed by stunning sea views. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, versatile store cupboard with light, shelving and Vent Axia unit and housing the Gledhill boiler supplying domestic hot water. A feature glazed panelled door leads to the living room.

**Living Room**  
A pleasant and welcoming room where the amazing view immediately catches the eye inviting you to head directly toward the double-glazed French door and matching side panel that open onto the balcony. There is a focal point fireplace with a 'pebble effect'



inset electric fire, wall papered feature wall, Dimplex Quantum Storage heater serviced by Economy 7 electric within the apartment, feature ceiling light fittings and a feature glazed panelled door to kitchen. Electric sockets are elevated for ease of use. TV aerial and telephone point.

**Balcony**  
Absolutely stunning views over Ilfracombe harbour, Lantern Hill, Capstone, the Bristol Channel and the Welsh coast are enjoyed from this lovely walk out balcony. A perfect place to relax.

**Kitchen**  
With a double-glazed window with wonderful views. Excellent range of 'maple effect' fitted wall and base units. Contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic hob with stainless steel chimney extractor hood over, high level double oven and concealed fridge and freezer. Extensively tiled walls and tiled floor. Ceiling spot light fitting.

**Double Bedroom**  
A lovely double bedroom with a full height double-glazed window providing stunning views and plenty of light. Fitted mirror fronted wardrobe with ample hanging space.

**Shower Room**  
Modern white suite comprising; 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, emergency pull cord and fully tiled walls and floor.

**Parking**  
Garaged car parking is by annual permit (a charge applies) and is subject to availability. Our House Manager will be able to confirm the current position at any viewing.

**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 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: £2,945.11 per annum (for financial year ending



## 1 Bed | £220,000

31/03/26)  
  
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 Information: 125 Years from 1st January 2012  
Ground Rent: £425 per annum  
Ground Rent Review Date: June 2033  
Managed By: McCarthy Stone Management Services

**Additional Information & Services**

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

**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.

