

# A Superb Detached Victorian Residence

Wildercombe House St. Brannocks Road, Ilfracombe, Devon, EX34 8EP

Asking Price

£1,400,000



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# Offering Flexible And Substantial Accommodation For A Variety Of Uses

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Wildercombe House is an impressive and exceptionally well presented substantial property, located in a commanding position as you enter Ilfracombe town, enjoying stunning views overlooking rolling countryside, Ilfracombe town, on towards the dramatic Bristol Channel, and Wales on the horizon.

The former Victorian gentleman's residence was built in 1885 and stands within its own grounds of about an acre, with lawned terraces, a variety of plants, shrubs, mature trees, planted hedgerows, and light woodland to the top boundary, with unsurpassed, elevated views. At ground level, the retaining and boundary walls and courtesy lighting offer security for the parking of up to 16 vehicles.

To say the property has been subject to tremendous refurbishment by the current owners, is an understatement! The building was stripped back to the original stone and brick shell, and a complete restoration undertaken, which included a new roof, double glazing throughout, and the installation of 3-phase electricity, gas, and water supplies. Wi-Fi is available throughout the building, along with hard-wired internet access points. Extensions were added at both ends of the building, incorporating a roof top terrace and Juliet balcony on the second floor. Building works included full internal plastering and rendering to the exterior, and decoration to suit. A secondary staircase was installed on the first floor, giving additional access to the second floor. Wherever possible, all bedrooms were restored to their original Victorian magnificence, size and high ceilings are everything. All bedrooms have contemporary en suite facilities. Works were completed in 2012, and to keep up-to-date with current trends, a number of additional alterations and further investment have continued to take place to present the building as you see today. However, great care has been taken to retain the building's history and architecture. It is a most substantial property incorporating a total of 14 en suited bedrooms, a self-contained annexe, two large reception rooms, the commercial kitchen, laundry, and boiler room.

The building has 3 independent heating systems (1 - annexe, 2 - ground and first floor, 3 - 2nd floor). Planning permission has been granted for a 2-storey extension, to increase the 'owner's lounge 1' on the ground floor, and to Room 8 on the 1st floor, creating a new bedroom, en suite, and balcony area. The existing Room 8 would then become the lounge and kitchenette, completing the suite.

Original features of the property include a magnificent reception hall with Victorian tiled floor, sweeping staircase to the first floor, cornice and coving, Victorian parquet floor to the sitting room, dining room, and lobby.

The commercial kitchen is fully equipped, capable of providing all levels of service. The property is arranged on 3 levels, with a lift servicing each floor.

The well-proportioned rooms and excellent space allow for tremendous flexibility and scope for the new owner to use the property as a hotel, with the possibility of adding a restaurant and re-instating the bar, although there are far more possibilities which arise from a property of this size. This would make for an excellent "well-being retreat", with therapy rooms. Alternatively, a large family residence, a private member's club, or bar and music lounge. The possibilities are endless. However, again we must say that this property can only be fully appreciated when viewed.

Ilfracombe is a good sized Victorian town situated on the rugged North Devon coast. Its central feature is the attractive fishing port and harbour, with the Hillsborough skyline and the 13th century St Nicolas Chapel set aloft on Lantern Hill. The more recent addition of 'Verity' by Damien Hirst, also graces the harbour, and the award winning Landmark Theatre is close by with its iconic double conical design. The town caters well for its inhabitants with primary and secondary schooling, and an excellent range of independent shops and stores along with the Tesco superstore. Ilfracombe Golf Club is close to hand as



are the many miles of superb coastal walks via the South West Coastal Path. There are excellent surfing beaches at Woolacombe, voted in the top five in the country, and Saunton, Croyde and Putsborough. Braunton village is 9 miles to the south and Barnstaple, the principle North Devon town, is 14 miles away. Here there are further amenities and access to the North Devon Link Road which provides a convenient link to the M5 motorway at junction 27. The Tarka Rail Line in Barnstaple connects to Exeter in the south which picks up directly from there to London (Paddington).

The property is approached from St Brannocks Road via a sweeping driveway which leads up to a large expanse of extensive car parking to the side of the property. Directly to the front there is a large terrace laid with stone chippings, with seating and tables for guest's convenience, with views toward the Bristol Channel and Wales beyond. The secondary lower tarmac driveway gives private access to the annexe, including 2 private parking spaces and enclosed private garden.



Entrance & Reception Lobbies 3.96m 3.05m x 3.56m (13' 10 x 11'8)

Cloakroom

A magnificent Entrance Hall & Lift 6.10m max x 5.74m (20' max x 18'10)

Laundry 4.14m x 2.36m (13'7 x 7'9)

Sitting Room 7.21m x 4.90m (23'8 x 16'1)  
Large bay.

Dining Room 7.24m x 5.05m (23'9 x 16'7)  
Bay window.

Bedroom 1, 4.63m x 4.57m (15'2" x 14'11")  
Disabled Compliant

En Suite Shower Room

Owners' Bedroom A 4.50m x 3.76m (14'9 x 12'4)

Dressing Area

En Suite Shower Room

Owners' Bedroom B 4.40 x 4.24 (14'5" x 13'10")

En Suite Bathroom

Owners' Lounge 4.25 x 3.12 (13'11" x 10'2")

Inner Hall with Boiler Room 3.53m x 2.64m (11'7 x 8'8)

Main Kitchen 5.31 x 4.70 (17'5" x 15'5")

Annex Living Room 5.35 max x 4.32m max (17'6" max x 14'2" max)

Annex Kitchen 3.45m x 2.92m (11'4 x 9'7)

Annex Wet Room

Stairs to First Floor Annex Bedroom 5.38m x 4.27m (17'8 x 14')

Dressing Room & En Suite Shower Room

First Floor Landing & Lift

Bedroom 2 4.66 x 4.6 (15'3" x 15'1")

En Suite Shower Room

Bedroom 3 4.22 x 3.79 (13'10" x 12'5")

En Suite Bathroom & Dressing Area

Bedroom 4. 3.84 x 2.94 (12'7" x 9'7")

En Suite Shower Room

Bedroom 5 7.83 max x 5.10m (25'8" max x 16'8")  
Irregular shape and lovely view

En Suite Bathroom & Dressing Room

Bedroom 6. 5.81 x 5.05 (19'0" x 16'6")

En Suite Bathroom

Bedroom 7 / Lounge 7.98 x 4.15 (26'2" x 13'7")

En Suite Shower Bath & Dressing Area

Bedroom 8. 5.98 x 3 (19'7" x 9'10")

En Suite Bathroom

2nd Floor Landing & Lift

Bedroom 9. 5.41 x 4.25 (17'8" x 13'11")  
With Dressing Room

Dressing Room & En Suite Bathroom

Lounge/ Kitchenette 6.08 x 4.03 (19'11" x 13'2")

Bedroom 10. 4.52 x 4.17 (14'9" x 13'8")  
Access to Store Room

En Suite Bathroom

Kitchenette

Lounge & Dressing Area 4.97 x 4.51 (16'3" x 14'9")

Door to Sun Terrace

Bedroom 11. 5.22 max x 3.90 max (17'1" max x 12'9" max)

En Suite Shower, Cloakroom & Balcony

Bedroom 12. 4.65 x 4.11 (15'3" x 13'5")

Walk in Dressing Room 3.03 x 1.92 (9'11" x 6'3")

En Suite Bathroom

Ample Parking with Lighting



Council Tax Band:  
Annexe - Band B.  
Main building - zero rated.

Tenure  
Freehold

Services  
All mains connected.

EPC: Band C

Phillips Smith & Dunn have not tested any apparatus, equipment, fittings or services, therefore, we can verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Agent's Note:  
There is an easement whereby the neighbouring property has a vehicular and pedestrian access across a tarmacadam drive directly to the front of the property. We understand that they are accountable for a 50% contribution towards the upkeep of this drive.

More photographs and a video tour can be viewed here - <https://wildercombehouse.com/>



## DIRECTIONS

From Barnstaple proceed on the A361 to Braunton. Entering Braunton village continue to the very centre and at the cross roads and traffic lights continue on signposted to Ilfracombe. Continue along this road through the village of Knowle and then on pass West Down on the right hand side. Continue up the hill and at Mullacott Cross roundabout continue straight on signposted to Ilfracombe. Upon passing the riding stables on your left hand side continue and drop down into St Brannocks Road whereby the property will be found on your left hand side, elevated from the road and stands in a most impressive, commanding position.



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Braunton Office  
01271 814114



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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