



Park Lodge



STAGS

Park Lodge

Ilfracombe, Devon, EX34 9NX

Beach/Town Centre/The Torrs all walking distance. Barnstaple 11 miles.

A individual and very spacious detached residence in a private and elevated position enjoying fabulous channel and countryside views

- Elevated quiet residential position
- Amazing views, Close to town centre
- Period residence, 3 Double bedrooms
- Sitting room, Conservatory, Study
- Dining room, Kitchen/Breakfast room
- Cloak/Utility room, 2 Bathrooms
- Front and Rear Gardens, Hot Tub
- Double garage and Parking
- Freehold
- Council Tax Band E

Offers In Excess Of £450,000

SITUATION

Ilfracombe nestles on the glorious dramatic North Devon Coastline with picturesque harbour and offers a variety of shops, restaurants, banks, health centres, schools for all ages etc. The property itself is well positioned, with outlooks over a residential area of the town, sea and surrounding hillside, with open water swimming within walking distance. Further afield the beautiful sandy beaches of Woolacombe (now part of the North Devon World Surfing Reserve) are within easy reach and nearby leisure amenities include golf at Ilfracombe and Saunton and walks along the glorious Exmoor National Park to the North.

DESCRIPTION

Park Lodge is a detached double fronted residence which presents elevations of exposed brick and double glazing below a tiled roof. We understand that the property dates back to the 1920's but has been extended and modernised in recent years, including some intelligent and stylish improvements during the vendor's 14 year tenure. The accommodation is vast, versatile and very well presented. This includes:



GROUND FLOOR

ENTRANCE PORCH with UPVC opaque stained-glass window to front, inset mat, radiator, tiled floor, coat and further storage, part stained glass window paned wooden door opening into ENTRANCE HALL with stairs to FIRST FLOOR. Door to SITTING ROOM a spacious entertaining space with triple-aspect window to front, enjoying fine rooftop countryside and coastal views out towards Wales, window to rear, picture rail, ceiling rose, gas fire with marble surround and granite hearth, UPVC glass door through to CONSERVATORY/BREAKFAST ROOM with door to side, 180 degree views across the Bristol Channel over to the hills of Wales, tinted glass roof, tiled floor with electric underfloor heating, light and power – a perfect place for a sunny morning cup of tea. Understairs UTILITY/CLOAKROOM with opaque window to rear elevation, space for washing machine and tumble dryer, low level WC, hand wash basin with storage below and vanity unit above, radiator and tiled floor. DINING ROOM with window to front elevation, wood effect flooring, picture rail, alcove in the old fireplace, attractive arched alcoves either side, door through to STUDY. This has a window to the rear elevation, wall mounted gas boiler, radiator, carpet. KITCHEN a dual aspect room with windows to the front, again enjoying fine views and a window to the rear, stable door to side access leading through to the rear and GARDEN, a modern Shaker style kitchen with ample quartz work surfaces, with storage above and below, glass display cabinets, breakfast bar, a range of fitted appliances including BOSCH double oven, 5-ring AEG gas hob with extractor above, NEFF dishwasher and also a chest high microwave, 1 ½ bowl composite sink, space for tall fridge freezer, wine rack, wall mounted radiator, tiled flooring.

FIRST FLOOR

HALF LANDING with window to rear.

FIRST FLOOR LANDING loft hatch to sizeable loft space, with potential to convert (stpp), drop down ladder. BEDROOM 1 dual aspect to front and rear with fine views, built in wardrobes. BEDROOM 2 with window to front elevation, again enjoying lovely views, space for wardrobe. FAMILY BATHROOM with a large opaque window to front elevation, modern 4-piece suite with panelled bath, mains fed shower cubicle, low level WC, hand wash basin set into storage, radiator and electric column radiator, tiled flooring, vanity mirror above sink.

FIRST FLOOR SOUTH WING Landing with fitted storage and window to rear elevation. BEDROOM 3 with window to front elevation with stunning views, a double room with space for wardrobe. SHOWER ROOM with opaque window to rear elevation and a 3-piece suite comprising of an electrically operated shower in a corner cubicle, hand wash basin with storage below and vanity mirror above, low level WC, fully tiled walls and flooring, column radiator.

OUTSIDE

At the front of the property there is a shared driveway, DOUBLE GARAGE with light, power and electrically operated roller door. There are also mature shrubs between the shared driveway and the main road below. This is owned by the property and there are steps down leading through to it. Pathway leading through to a spacious PATIO AREA – ideal for external dining. Further steps at the side lead to a tiered REAR GARDEN with mature shrubberies, fruit trees and raised vegetable gardens. A further PATIO with electric lights and a hot tub is positioned perfectly to enjoy the fine sea views. A large wooden GREENHOUSE/POTTING SHED.

SERVICES

All mains services are connected.

According to Ofcom, Superfast broadband is available and mobile phone network coverage is likely for most networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

DIRECTIONS

Entering Ilfracombe from the Barnstaple New Road (B3230) take a right at the roundabout, keep following this road passing the turning for Crofts Lea Park, carry on this road and around a right hand bend where the property will be found shortly after on the left hand side with our For Sale board clearly displayed.

What3Words ///song.called.loves

LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or rentals.northdevon@stags.co.uk.



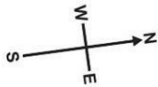
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 1494 sq ft / 138.7 sq m
Garage = 273 sq ft / 25.3 sq m
Total = 1767 sq ft / 164 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Stags. REF: 1209825