



Park Lodge



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Torrs Park, Ilfracombe, EX34 8AY

Ilfracombe Town within walking distance, Woolacombe Beach
7.0 miles, Barnstaple 11.9 miles

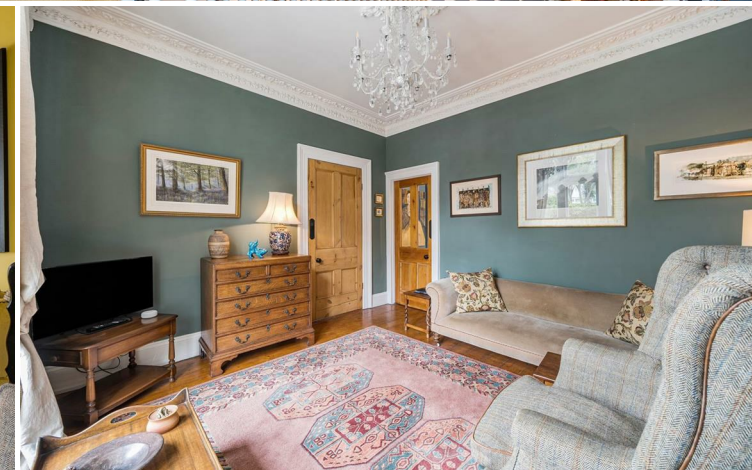
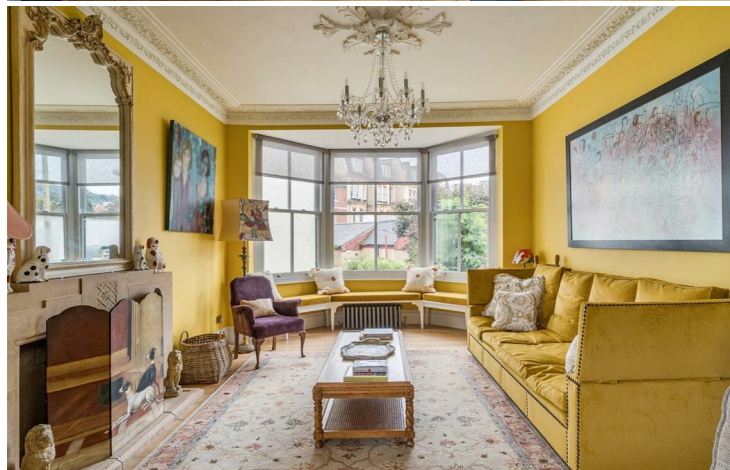
A stunning Victorian house boasting a
stylish interior and quality fittings, with a
self-contained apartment

- Stunning period property
- Bespoke high-quality finishes
- Lower ground floor garden
- Walking distance to the Quay apartment
- Garden
- Garage
- Freehold
- Council Tax Band E

Guide Price £650,000

SITUATION & AMENITIES

Ilfracombe is a vibrant town on the North Devon coast with its Harbour, sandy beach, and numerous amenities, including supermarkets, theatre, cinema, indoor swimming pool, along with a secondary school, hospital, doctors surgery, range of pubs/restaurants and Damien Hirst's Verity, a 66 ft bronze sculpture at the end of the harbour. The Yacht Club on the harbour front is a major part of the towns social scene, and includes gig racing. From the harbour, there is a ferry to Lundy Island and boat trips along the coastline. Barnstaple, North Devon's regional centre is about 12 miles and includes more extensive shopping, supermarkets, leisure centre, college, North Devon regional hospital and its famous Pannier Market and Butchers Row. The property is located close to Exmoor National Park, which is an Area of Outstanding Natural Beauty, and extremely popular with walkers, cyclists and horse riders all year round. The coastline is renowned for its spectacular landscape, ranging from high open moorland, wooded combs and dramatic sea cliffs. North Devon coastline is easily accessible including the popular surfing beaches of Croyde, Saunton and Woolacombe. There are many sporting facilities in the area including golf at Ilfracombe itself, Saunton, Barnstaple and the Royal North Devon Golf Course at Westward Ho!, which is the oldest course in England.



DESCRIPTION

Park Lodge is an attractive period property, which is a stunning example of Victorian architecture. It has been sympathetically, meticulously and stylishly renovated by the current owners, resulting in an exceptional home with spacious flexible accommodation spread over three floors with bespoke high-quality finishes such as Winchester handmade tiles and Cole & Son and Nina Campbell wallpapers that blend seamlessly with many restored period features such as ornate ceilings, flagstone flooring, stained-glass windows, parquet flooring, fireplaces etc. On the Lower Ground Floor is a self-contained garden apartment which can be accessed from an internal staircase from the main residence or from a private external entrance. The apartment has previously been a successful holiday let but would also work very well as additional accommodation to the main house or for those looking for dual occupancy or a home with income. Externally, the gardens have been landscaped and planted with an assortment of plants, flower and shrubs, there is also an attractive fountain and summerhouse. The property benefits from a single garage, workshop/storage room. This is certainly a property that must be viewed to be fully appreciated.

ACCOMMODATION

The entrance hall gives a breath-taking sense of arrival, setting the tone for the rest of the house with an abundance of natural light, high ceilings and elegant proportions. From here is access to the rest of the Ground Floor accommodation which includes the stunning dual aspect sitting room/dining room with ornate decorative ceilings, wood flooring, windows seats, open fireplace, decorate heating panels, sash windows with views of the gardens and grounds and original wooden shutters. The other reception room to the front of the house oozes character and can be used in variety of ways, from here you have access to a porch and door to the front. The Kitchen/Breakfast room includes wooden flooring, a range of units with slate worktops, inset sink, handmade Winchester tiles, bespoke wooden pantry unit, Smeg range cooker with gas hob and a central woodburner. Cloakroom WC finishes the ground floor accommodation.

The quality and stylish interior continues to the First Floor, where a split landing with large stained-glass windows gives access to all of the three elegant bedrooms which have classic proportions and high ceilings with the principle benefiting from a stylish en-suite. The third bedroom includes bespoke built handless wardrobes. The bathroom includes tiled flooring, freestanding roll top bath, double shower, WC and sink.

THE GARDEN APARTMENT

The garden apartment is truly impressive and boasts a wealth of character. This can be accessed from an internal staircase from the main residence or from a private external entrance via the front garden. It has previously been a successful holiday let but would also work very well as additional accommodation to the main house or for those looking for dual occupancy or a home with income. The accommodation consists; Entrance hall with flagstone flooring which runs through to the kitchen/dining room which includes a range of units with oak worktops, electric stove with hob and walk in pantry. The laundry room includes a Belfast sink, units with worktops and space for white goods. The spacious sitting room includes parquet flooring, bay window, log burner with wooden surround and adjoins a fully glazed garden room with access to the garden. This room is versatile and lends itself to being partitioned should extra sleeping accommodation be required. The double bedroom also has access to the garden and wet room has been stylishly finished and comes with under floor heating.

OUTSIDE

The gardens are to the side and rear of the property and have been landscaped and planted with an assortment of plants, flower, shrubs and trees, there is also an attractive fountain, summerhouse and private places for seating as well as a courtyard with log store. There is pedestrian access to the road, access to the garden apartment and also a storage/plant room - ideal for surfboards, bikes etc.

SERVICES

All main services.


Gas central heating. The main house and apartment have separate heating controls.

The property is not listed but we understand the original pillars which are within the front garden are Grade II Listed.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			71
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 3136 sq ft / 291.3 sq m
Garage = 141 sq ft / 13.1 sq m
Outbuilding = 208 sq ft / 19.3 sq m
Total = 3485 sq ft / 323.7 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). © nichcom 2025. Produced for Stags. REF: 1353594



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