



# 55 Langleigh Park

Ilfracombe | North Devon | EX34 8RB



BY DESIGN

# Features...

- Elevated detached home with strong presence
- Approx. 184 sq m (217.4 sq m incl. garage)
- Four bedrooms | Three bath/shower rooms
- Principal suite with en suite
- Multiple reception spaces + flexible office/snug
- Kitchen with adjoining utility
- Front balcony with valley views
- Double integral garage & ample parking
- Private rear garden backing onto woodland
- Established residential setting
- Close to harbour, coast & amenities



BY DESIGN



## Space to Adapt

A home designed around flexibility and flow. Generous reception spaces connect naturally, creating a layout that works for both everyday living and entertaining. A versatile additional room adds another layer—ideal as a home office, snug, playroom or occasional bedroom—allowing the house to evolve with changing needs.

## Balanced Living

Upstairs, four well-proportioned bedrooms are supported by a thoughtful mix of bath and shower rooms, offering ease for family life, guests or multi-generational living. The principal bedroom benefits from its own en suite, while a front-facing balcony provides an elevated outlook and a quiet moment of retreat.



BY DESIGN



TIME TO  
DRINK  
CHAMPAGNE  
AND DANCE  
ON THE  
TABLE



JACKIE

GEORGE





# Elevated & Private

Set above its surroundings, the property enjoys a greater sense of privacy and presence. To the rear, a sheltered garden bordered by woodland creates a calm, enclosed setting—ideal for outdoor dining, family time or simply unwinding. The contrast between open views and private garden space adds depth to the lifestyle on offer.

# Practical By Design

A double integral garage and generous driveway parking ensure day-to-day ease, with ample space for vehicles, storage and hobbies.

The overall layout combines practicality with proportion—designed for comfortable, long-term living.

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Measurements are approximate. Floor plans and photographs are illustrative only and may be enhanced digitally for marketing purposes.

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# Floor Plan



GROUND FLOOR PLAN

FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

APPROXIMATE AREA:	1,975 SQ.FT.
GARAGE:	366 SQ. FT.
TOTAL:	2,341 SQ.FT

## Langleigh Park

## Established Setting

Positioned within Langleigh Park, an established residential area of Ilfracombe, the property offers a sense of calm while remaining conveniently close to the town.

Shops, schools, the harbour and seafront are all within easy reach, striking a balance between everyday convenience and coastal lifestyle.

## Coastal Character

Ilfracombe is one of North Devon's most distinctive coastal towns, centred around its historic harbour and dramatic cliffs. A blend of independent shops, eateries and cultural landmarks creates a town that feels vibrant year-round—not just seasonal.

## The North Devon Lifestyle

From sweeping beaches to rugged coastline and open moorland, North Devon offers a lifestyle shaped by the outdoors.

With Woolacombe, Croyde, Saunton and Exmoor all within reach, and strong connections via Barnstaple to the M5 and beyond, it's a location that balances escape with accessibility.





By Design North Devon & Exmoor

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