



Mews House Offering Huge Potential
2-3 The Mews Hillsborough Terrace, Ilfracombe, EX34 9NR

Auction Guide

£140,000

- By Auction. 3pm 29th May
- Tremendous Potential
- Large Porch & Covered Patio
- 2 Bedroom Mews House
- 2 Double Garages
- Tucked Away Position
- For Modernisation & Improvement
- Good Size Walled Garden
- Very Rare Opportunity

Directions

From Barnstaple proceed on the A361 to Braunton to the centre of the village. At the crossroads traffic lights continue on signposted Ilfracombe. Pass through the village of Knowle, past West Down and on to Mullacott roundabout. Proceed down into Ilfracombe and at the traffic lights continue on and through the High Street. Bear right at the end and continue along this road where Lantern Court retirements apartments is on the left. Hillsborough Terrace is on the right with The Mews behind. The property has an auction board

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Call 01271 814114

or email braunton@phillipsland.com

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FOR SALE by PUBLIC AUCTION (Unless Sold Before) at 3pm on FRIDAY 29th May 2026 at THE VIVIAN MOON COMMUNITY CENTRE, CHALONERS ROAD, BRAUNTON. EX33 2ES.

This is an excellent opportunity to acquire a very spacious property which requires total modernisation and improvement. The property offers tremendous scope for the next owner to turn this into a good size home which benefits excellent garaging and a large walled garden.

The property forms part of The Mews, a quiet tucked away position which is to the rear of Hillsborough Terrace. The living accommodation is set over 2 double garages so there is scope to extend the accommodation. The rooms are light and spacious and you enter the property from the first floor via a large entrance porch. There is a kitchen, living room, 2 large bedrooms which have convector heaters and a bathroom. There are French doors from the living room to a covered patio. This area and the entrance porch offer further potential to extend the accommodation, subject to PP, There is a good size

Ilfracombe is a good size Victorian town located on the rugged north Devon coast. It caters well for its inhabitants with a full range of amenities, super stores and the renowned and award winning Landmark Theatre

METHOD OF SALE;

The property is to be sold by public auction on Friday 29th May 2026 (unless previously sold) at 3pm at THE VIVIAN MOON COMMUNITY CENTRE, CHALONERS ROAD, BRAUNTON. EX33 2ES.

PRICE GUIDE;

The price guide is an indication of the seller's minimum expectation. These are not necessarily the figure at which the property will sell and may change at any time prior to the auction.

RESERVE;

Each property is offered subject to reserve (the figure below which the auctioneer cannot sell for during the auction). This figure is confidential but will be set within the guide range of no more of 10% above the auction guide. The auctioneer reserves the right to bid on behalf of the vendors or withdraw the property from auction in the event of it not reaching this reserve figure.

BUYER'S ADMINISTRATION FEE;

In addition to the normal deposit payable to buy the successful bidder they will also be required to pay a Buyer's Administration Fee of £750 plus VAT, This to be paid by separate cheque.

MONEY LAUNDERING;

The successful bidder must produce documentation to confirm their name and residential address and if you are the successful bidder, copies will be taken for our reference and kept on file.

SPECIAL CONDITIONS OF SALE;

The particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale but in case of any inconsistencies the provisions of the latter shall prevail. If not attached to these sale particulars, copies of the special conditions of sale shall be obtained either from the vendors solicitors or the auctioneers. Purchasers must make the necessary enquiries prior to the auction.

Local Authority: North Devon, Brynsworthy Environmental Centre, Roundswell, Barnstaple, EX31 3NP

Tel: 01271 327711

Solicitors: Messrs Slee Blackwell. 2-6, South Street, Braunton EX33 1AA FAO: Stephanie Cleak Tel: 01271 818109

Room list:

Entrance Porch With Stairs To Upper Floor

Garage 1
6.35 x 5.60 (20'9" x 18'4")

Garage 2
6.90 x 4.28 (22'7" x 14'0")

Entrance Porch
6 x 1.20 (19'8" x 3'11")

Covered Patio
7.34 x 3.10 (24'0" x 10'2")

Kitchen
3.12 x 3.04 (10'2" x 9'11")

Living Room
4.12 x 3.71 (13'6" x 12'2")

Bedroom 1
4.23 x 3.33 narr 2.94 (13'10" x 10'11" narr 9'7")

Bedroom 2
4.12 x 3.18 (13'6" x 10'5")

Bathroom
4.02 x 1.20 (13'2" x 3'11")

Walled Garden For Cultivation

Services:

All Mains Connected

Viewing:

Strictly by appointment through Phillips, Smith & Dunn Braunton branch on 01271 814114

Council Tax Band: A

EPC Rating: F

Tenure: Freehold

