



Church Street

Ilfracombe, EX34 8HA

Price Guide £175,000



8 Church Street

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- Block for sale with two flats and a ground floor shop
- Chain-free sale
- To be sold with tenants in situ
- Close proximity to local amenities and transport routes
- Primary location just off the High Street
- Short walk to Ilfracombe Ilfracombe Harbour
- Perfect for investors looking for an attractive return
- All mains services

Shop

The ground floor is currently arranged and utilised as office accommodation, offering a practical and flexible layout suitable for a variety of business purposes. The space comprises two particularly generous rooms, providing excellent scope for individual offices, consultation rooms, workspace or alternative commercial uses, subject to any necessary planning consents. A convenient two-piece WC is also provided, adding to the practicality of the accommodation.

Flat 1

Flat One is a particularly well-presented one-bedroom apartment, offering comfortable and well-planned accommodation throughout. The heart of the property is the spacious open-plan lounge, kitchen and dining area, creating a sociable and versatile living environment with ample space for both relaxing and entertaining.

The generously proportioned double bedroom is a further highlight, benefiting from attractive woodland views that provide a pleasant outlook. The bedroom is complemented by a well-appointed three-piece en-suite shower room, providing modern convenience and privacy.

Flat 2

Flat Two offers similarly well-proportioned accommodation and comprises a spacious open-plan lounge, kitchen and dining area, providing a bright and adaptable central living space.

The large double bedroom benefits from its own two-piece en-suite, whilst a separate shower room serves the remainder of the apartment. The layout provides a good degree of practicality and flexibility for modern residential living.

The apartment would benefit from some cosmetic

improvements throughout, presenting an excellent opportunity for a purchaser to modernise the accommodation to their own taste.

Location

Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

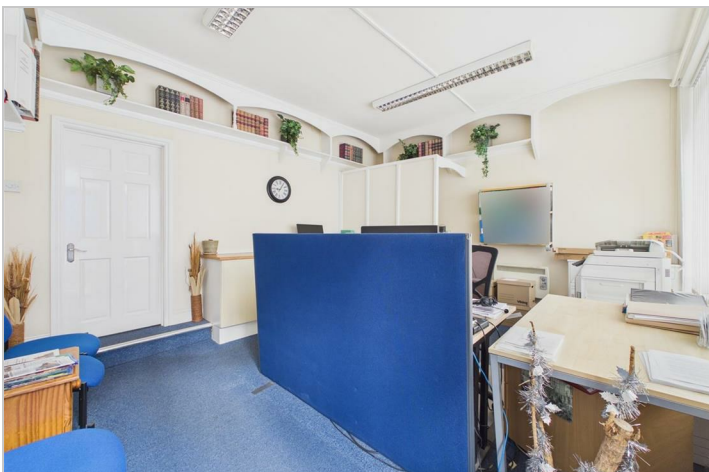
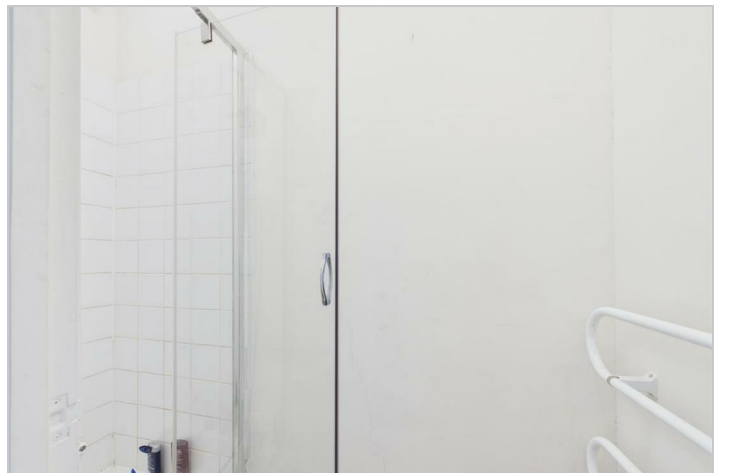
North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.

Agent notes

- Shops EPC: C (67), Current rental return: £425pcm
- Flat 1 EPC: E (42 with potential for 72), Current Rental return: £575pcm
- Flat 2 EPC: E (45 with potential for 70), Current rental return: £500pcm
- Current annual return of £18,000
- Gas appliances were removed from the property but the connection is still their and could be reconnected
- The basement flat is separately owned and the contribute to 25% of the buildings insurance and contributes to some maintenance

Directions

From our office, head towards Meridian Place for 0.3 miles on the A361 where the property will be found on your right hand side just past the Co-op. We would recommend parking outside the property if available or Wilder Road Car Park.



A map snippet from Google Maps showing a street intersection. Church St runs vertically, and Highfield Rd runs horizontally to the right. A red pin is placed on Church St, just south of its intersection with Highfield Rd. To the west of Church St, there is a green-shaded area, possibly a park or field. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

A map showing Ilfracombe Harbour and the town of Ilfracombe. The harbour is labeled 'Ilfracombe Harbour' and the town is labeled 'Ilfracombe'. A red location pin is placed in the town. The map includes the Google logo and the text 'Map data ©2026 Google'.

Shop Premises

Office 4.05 x 4.94 m

Office 3.69 x 4.17 m

WC 1.14 x 2.11 m

Landing 2.20 x 0.86 m

Hallway 4.20 x 1.35 m

Entry 1.24 x 1.26 m

Flat 1

Kitchen / Living Area 3.92 x 6.34 m

Bedroom 4.08 x 3.08 m

Bathroom 2.80 x 1.07 m

Landing 2.20 x 0.85 m

Flat 2

Kitchen / Living Area 4.02 x 6.38 m

Bedroom 4.05 x 4.24 m

WC 1.70 x 1.29 m

Landing 2.17 x 1.03 m

Shower Room 2.03 x 0.78 m

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Approximate total area⁽¹⁾
146.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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