5, St. Brannocks Road

STAGS

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Ilfracombe, Devon EX34 8EG

A Grade II Listed Georgian home, just moments from Ilfracombe town centre & its historic harbour

- Grade II Listed Georgian home
- Walled garden with brick built greenhouse
- Central hallway with two bright Reception Rooms
- Freehold
- Double-fronted period architecture
- Workshops & garaging
- Double & single garages with secure parking
- Council Tax Band D

Guide Price £450,000

SITUATION & AMENITIES

Beautifully positioned along one of Ilfracombe's most established residential roads, 5 St. Brannocks Road enjoys a highly convenient setting within easy reach of the town centre, the picturesque harbour and the stunning North Devon coastline. Surrounded by elegant period homes and just a short stroll from local amenities, schools and transport links, the property sits in an enviable location that combines everyday practicality with the charm and character of this historic coastal town. Ilfracombe boasts numerous supermarkets, the Landmark Theatre, a cinema and 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.

DESCRIPTION

An elegant and rarely available Grade II listed Georgian home, this handsome double-fronted residence sits just a short walk from all the amenities that Ilfracombe has to offer. Enjoying a sought-after position, it offers a wonderful opportunity to acquire a character-filled family home with generous proportions, a walled garden and versatile outbuildings.

ACCOMMODATION

GROUND FLOOR

Showcasing the symmetry and refinement typical of Georgian architecture, the property features sash windows, balanced elevations and beautifully preserved period details. A welcoming central hallway leads to two spacious reception rooms, each thoughtfully presented. The formal lounge and dining room both enjoy original marble fireplaces, high ceilings and tall windows that fill the rooms with natural light creating inviting spaces ideal for everyday living and entertaining. To the rear of the house, a spacious and characterful kitchen/breakfast room combines traditional charm with everyday practicality. An exposed stone wall provides a rustic focal point, while the gas-fired Rayburn brings both warmth and a timeless country aesthetic. With ample space for a dining table, it naturally becomes the heart of the home. Adjoining the kitchen is a useful utility area offering room for laundry appliances, additional storage, and a convenient downstairs WC. The property also benefits from a two-room basement, providing further valuable storage options.

FIRST FLOOR

Upstairs, the accommodation is thoughtfully arranged, offering four well-proportioned bedrooms, three generous doubles, each featuring built-in wardrobes, and a versatile single that would work equally well as a home office, nursery or dressing room. Every room has its own character, with the larger bedrooms enjoying built in wardrobes, excellent natural light and attractive outlooks. The main bathroom is neatly presented and includes a separate bath and shower, with clear scope for modernisation or reconfiguration to suit a new owner's preferences.

OUTSIDE

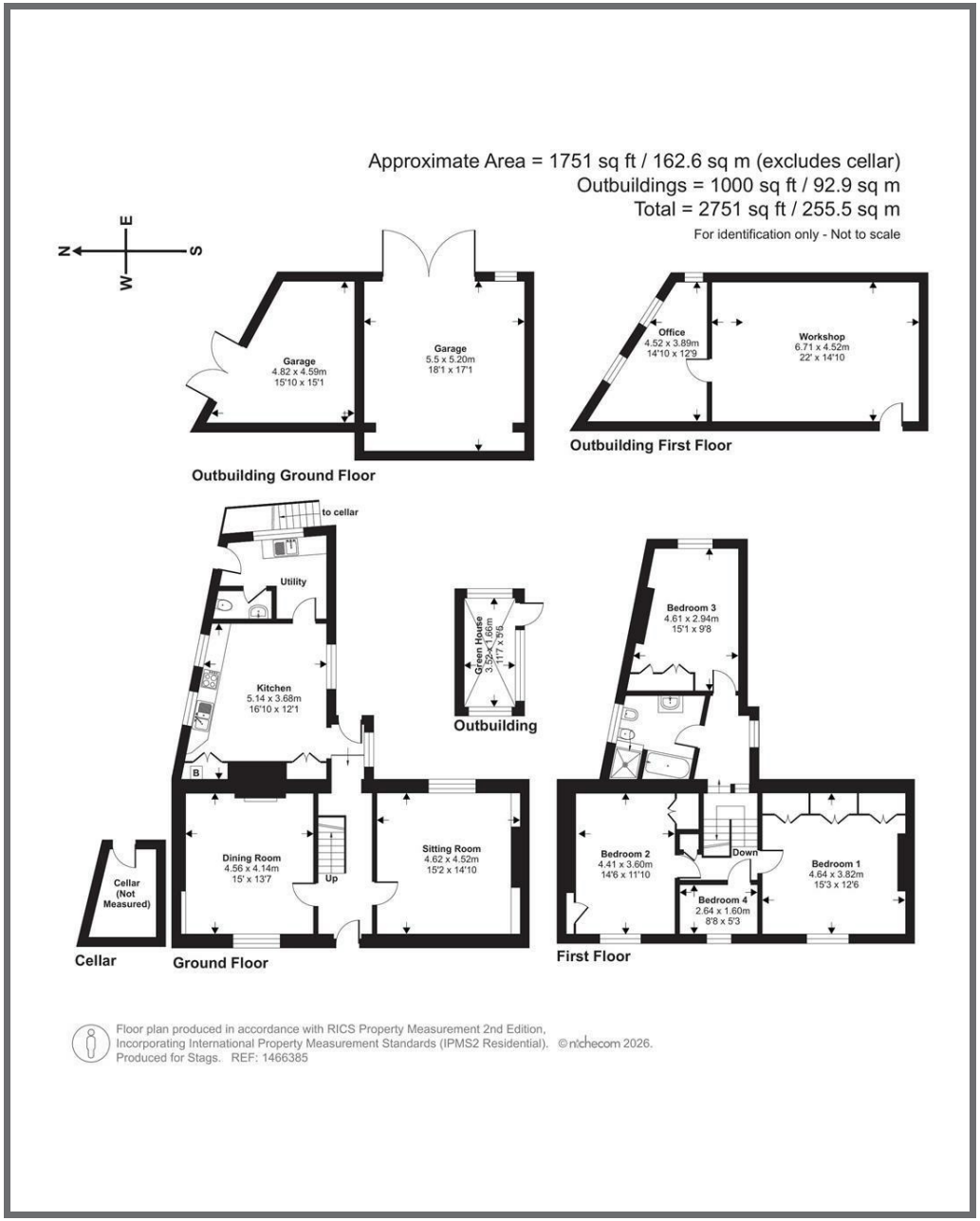
Externally, the property continues to impress, offering a beautifully private and well-enclosed walled garden to the rear. This peaceful outdoor space is ideal for relaxing, dining, or tending to plants, with a charming brick-built greenhouse providing an attractive focal point for keen gardeners or those seeking a distinctive feature within the garden.

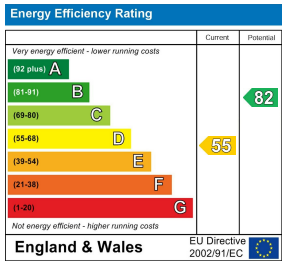
The generous outbuildings are a particular highlight. The property includes both a double and a single garage, offering secure off-street parking and excellent storage. Above the garages sits a spacious, versatile room currently arranged as a home office an ideal setting for remote working, creative pursuits, or potential further conversion (subject to the necessary consents). This additional space significantly enhances the property's flexibility and broadens its appeal to a variety of lifestyles.

SERVICES

All mains services are connected.

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.





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