



**TWO ADJOINING GEORGIAN VILLAS, FORMER HOTEL
AND LETTING ACCOMMODATION, PROVIDING
17 BEDROOMS IN TOTAL**

KNOWN AS

**BEAUFORT AND CLARENCE VILLA,
TORRS PARK, ILFRACOMBE,
NORTH DEVON, EX34 8AY**

For Sale By Private Treaty Subject to Contract

- ☐ *2 extensive Georgian properties each with lounge, games room, dining room, kitchen and more*
- ☐ *One 9 bedrooms and one 8 bedrooms, all en-suite*
- ☐ *Garden, swimming pool and car parking with stream boundary*
- ☐ *Extensive electrical work undertaken in 2026 and new fire system in 2021*
- ☐ *Several original features inc. fireplaces, ceiling cornice, doors, bay windows, lofty reception rooms, etc,*
- ☐ *Suitable for a wide variety of holiday, accommodation, domestic uses, luxury apartments subject to suitable consent*
- ☐ *Some modernisation required but viewing recommended to appreciate size of accommodation on offer*

PRICE: Offers are invited in the region of £850,000 for the Freehold interest to include all trade fixtures, fittings and equipment, if desired

LOCATION

Ilfracombe has long been established as a thriving seaside resort, thanks to its sandy beach, wide range of accommodation and amenities. In recent years it has attracted a more diverse crowd too, including those who come to visit its Michelin-starred restaurant and see artist Damien Hirst's installation 'Verity' that dominates the otherwise traditional harbour. Ilfracombe's resident population of over 11,000 makes it one of North Devon's larger towns, and there are solid plans for ongoing development including an additional 1,500k houses and possible marina. Good road and bus services connect Ilfracombe to Barnstaple (12 miles), Woolacombe (6 miles), Combe Martin (5 miles), Croyde (9 miles), Braunton (7 miles), Bideford (22 miles) and South Molton (24 miles).

THE SITUATION

Torrs Park is in the favoured west end of the town where several fine houses are located. The area was most heavily developed in the late Victorian / Georgian era when the well to do were building their villas by the sea. The subject property is from this heady period. Torrs Park gives the modern tourist choices, as it is on the fringes of the town

near National Trust land and the coastal path but still close to the retail core and enjoys good access to the harbour with regular boats during the summer to Lundy Island.

THE PROPERTY AND CONSTRUCTION

Being two semi-detached properties, making one larger 17 bedroomed property. Both properties, of the Georgian period, make substantial standalone properties with each having dining room, kitchen, lounge, games room and respectively having 9 and 8 bedrooms, all en-suite. Of four storey construction, all elevations are rendered and under a slated mansard roof. The configuration of the property can suit new owners' requirement in that one side could be owners' accommodation and one side for letting or accommodation purposes, alternatively it could be converted to a number of units either as individual HMO style bedrooms or flats, subject to PP. Many Georgian features remain throughout the premises, none more so than the lofty high ceiling public areas and rooms. Each property has its own garden area, one with lawn and the other with a patio terrace and a heating swimming pool. Beyond these parts is a shared parking area for the two

properties which is bordered by a stream. Additional specification includes 2 x gas fired boilers, new electrics within Beaufort in 2026 and new fire system in 2021.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest of the entire which we understand is currently on one title.

THE INVENTORY

The property is sold with a full inventory of trade fixtures, fittings and equipment which can remain at the property if desired.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

THE ACCOMMODATION *(comprises)*

BEAUFORT

GROUND FLOOR

Entrance lobby and toilet

LOUNGE

SECOND LOUNGE

GAMES ROOM

BEDROOM

LOWER GROUND FLOOR

LOUNGE / DINER

KITCHEN

FIRST FLOOR

4 X BEDROOMS

SECOND FLOOR

4 X BEDROOMS

CLARENCE VILLA

GROUND FLOOR

Entrance lobby

LOUNGE

SECOND LOUNGE

GAMES ROOM

BEDROOM

LOWER GROUND FLOOR

LOUNGE

DINING ROOM

KITCHEN

UTILITY ROOM

WORKSHOP

FIRST FLOOR

3 X BEDROOMS

SECOND FLOOR

4 X BEDROOMS

OUTSIDE

There is car parking to the rear of the properties which is bordered by a stream. Each property has its own garden area with Beaufort having a lawned garden and Clarence House having a patio terrace with a heated swimming pool.



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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5. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
6. Some images may be AI enhanced

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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