



St. Brannocks Road

Ilfracombe | North Devon | EX34 8EH



BY DESIGN

Key Features

- Coastal views across open horizon
- Peaceful setting near town conveniences
- Sunlit terrace for relaxed evenings
- Light-filled interiors with calming flow
- Fireside comfort after beach walks
- Garden Terrace made for summer gatherings
- Easy stroll to Tunnels Beaches
- Cafés, harbour, amenities within reach
- Lower ground floor with annexe potential for independent living
- Everyday living with coastal rhythm



About

Imposing Eight Bedroom Period Residence with Flexible Living, Close to Harbour and Beaches.

Set along sought-after St Brannocks Road, this is a home that captures the spirit of coastal North Devon living without the noise or bustle of the centre.

Elevated enough to enjoy open skies and a sense of space, yet close enough to walk into town or down to the sea, it offers that balance buyers are always chasing but rarely find.

The rooms are generous, light moves beautifully through the house, and there is a calm, settled feel from the moment you step inside.

Wrap around gardens and the elevated terrace to the rear provide space to unwind or gather with friends on long summer evenings.

It is not just a property, it is a place to slow down, breathe deeply and properly enjoy life by the coast.





Property Description

Rising above the town, 50 St Brannocks Road is a handsome Victorian home with real presence, scale and flexibility.

Arranged over four floors, it offers eight bedrooms, three reception rooms and three bathrooms, plus a lower ground floor that works brilliantly as an annexe style option with the scope for independent living, guest accommodation or a separate home office suite.

Freehold, with gas central heating, off road parking and private landscaped gardens, it feels surprisingly sheltered. Inside, high ceilings, sash windows and classic proportions set a calm tone, while the reception rooms suit family life and entertaining.

The kitchen centres on an island and opens to the terrace, with a utility behind. Upstairs, generous bedrooms are served by well appointed bathrooms.

Outside, the driveway and tiered terraces include a sunny raised deck for relaxed dining throughout the seasons.









Outside

Step outside and the pace shifts.

There is proper, practical space to arrive and park with ease, room for several vehicles which immediately makes life simpler for family and guests alike.

From there, the outside space unfolds naturally. A sheltered side patio offers a quiet spot for morning coffee or an evening glass of wine, tucked away and comfortable.

Steps rise to a raised deck that becomes the real heart of summer living. Elevated and open, it is made for long lunches, late conversations and easy entertaining.

Barbecue smoke drifting, doors open, children playing below, friends gathered as the light softens.

It feels private, usable and considered. Not just garden space, but somewhere you will genuinely spend time.





Location

Ilfracombe is one of North Devon's great old seaside towns, full of character, colour and sea air. The harbour is the natural focal point, boats bobbing at the quay, cafés and little shops to drift in and out of, and Damien Hirst's Verity standing watch over the water.

When you want to stretch your legs, the South West Coast Path is close at hand with spectacular cliff walks and big, open views. For beach days, Tunnels Beaches offers a wonderfully distinctive spot with sheltered coves and tidal pools, while the wider sands of Woolacombe and the surf at Croyde are within easy driving distance.

Add the Landmark Theatre, a lively calendar of events, and Exmoor on the doorstep, and you have a place that makes day-to-day life feel a little more like a holiday.

NOTES & SERVICES

- EPC Rating: E
- Tenure: Freehold
- Council Tax Band: E | £3,073 pa
- Local Authority: North Devon Council
- Services: Mains water, gas, electricity and drainage
- Broadband: Super Fast Broadband available in the area
- Accommodation Size: 3,724 Sq. Ft.

DISCLAIMERS

1. All fixtures and fittings mentioned in these particulars are included. All others are specifically excluded. It must not be inferred that any items shown in photographs are included with the property.
2. These particulars have been prepared in good faith as a general guide.
3. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied upon.
4. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Floorplan



BASEMENT



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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.

St Brannocks Road Ilfracombe



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