




PILKINGTON ESTATES
PROFESSIONAL ESTATE CONSULTANTS

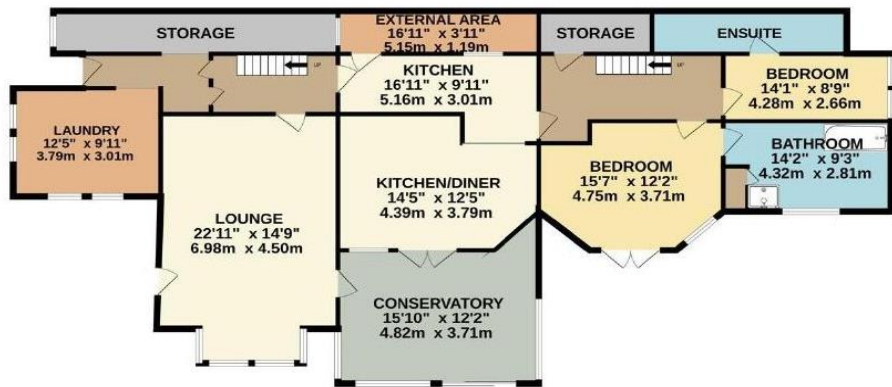
Torrs Park, Ilfracombe, Devon, EX34

Offers Over: £900,000

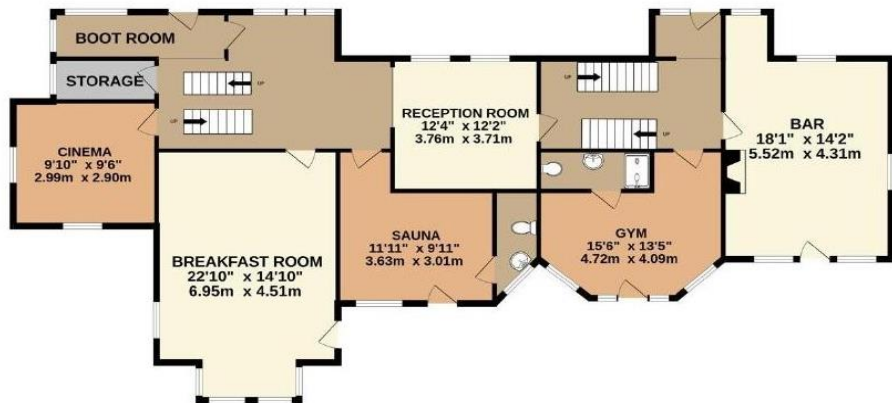
Freehold

Torrs Park, Ilfracombe, Devon, EX34

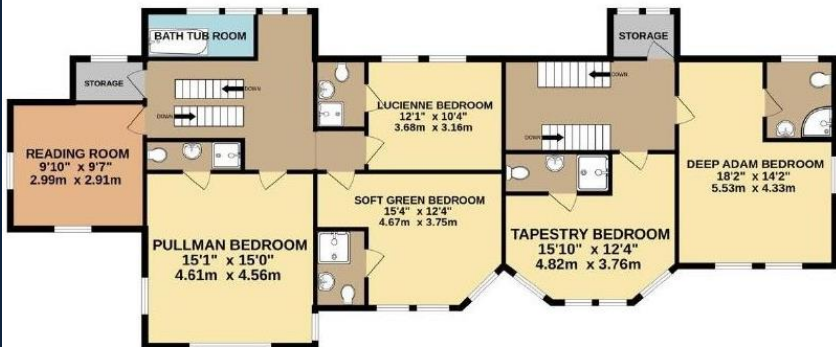
BASEMENT
1785 sq.ft. (165.8 sq.m.) approx.



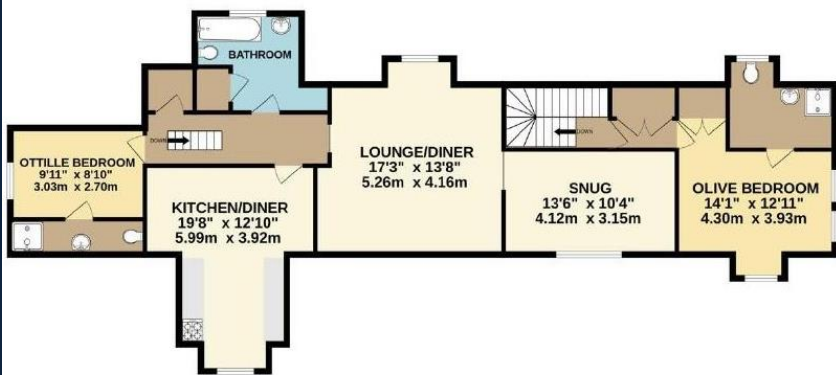
GROUND FLOOR
1715 sq.ft. (159.3 sq.m.) approx.



1ST FLOOR
1604 sq.ft. (149.0 sq.m.) approx.



2ND FLOOR
1277 sq.ft. (118.6 sq.m.) approx.



Nestled in the prestigious Torrs Park area of Ilfracombe, this grand Victorian Gentleman's residence is a breathtaking combination of period elegance and contemporary luxury. Beautifully restored and meticulously maintained, it currently operates as a highly successful boutique hotel and guest house, while also offering spacious and refined private accommodation. Whether you are seeking an exquisite family home, a home with income, or an opportunity to expand an already flourishing hospitality business, this remarkable property presents an exciting and versatile prospect.

Surrounded by beautifully landscaped gardens and benefitting from ample parking, the property is arranged over four floors, each thoughtfully designed to blend character, charm, and modern convenience.

On the Lower Ground Floor, the owners' private living space provides a luxurious retreat. A light-filled lounge offers a relaxing environment, while the well-appointed kitchen and dining area lead seamlessly into a delightful conservatory overlooking the gardens. The master bedroom is accompanied by a stylish en-suite bathroom, with a second en-suite bedroom offering additional comfort. This level also includes a laundry room and several useful storage rooms.

The Upper Ground Floor welcomes guests with a warm and inviting reception area. A stylish and contemporary residents' bar/lounge provides an elegant space for relaxation, opening onto a seated balcony with picturesque views. The breakfast room is bright and airy, offering a charming setting for morning dining, with lovely views to the rear. Three additional rooms on this floor are currently arranged as a cinema, gym, and sauna. Originally designed as en-suite guest bedrooms, these rooms could easily be reinstated to expand accommodation capacity should a new owner wish to do so.

Continuing to the First Floor, the sense of luxury and refinement is ever-present. A former en-suite guest bedroom is currently used as a reading room and library, though it could readily be returned to its original purpose to generate additional income. Five beautifully appointed en-suite bedrooms are also located on this floor, four of which enjoy stunning views over the gardens and grounds towards the town beyond. Adding a personal touch, the owners have chosen to name the rooms rather than number them, with this floor featuring the Pullman, Soft Green, Lucienne, Tapestry, and Deep Adam rooms. A further bathroom completes this level.

The Second Floor offers remarkable flexibility. Thoughtfully arranged to accommodate a variety of guest needs, it comprises two en-suite bedrooms, a well-fitted kitchen and dining room, and two additional rooms. This configuration allows for multiple possibilities, including two separate bed-and-breakfast guest rooms, one B&B room plus a self-contained apartment, or an expansive two-bedroom self-contained apartment. As one might expect from the top floor, the views from this level are nothing short of spectacular.

Stepping outside, the beautifully landscaped gardens provide a private and tranquil sanctuary. Mature trees, vibrant shrubs, and well-tended lawns create an inviting atmosphere, particularly during the summer months when the grounds are in full bloom. Guests can enjoy a variety of seating areas across the patio and lawned spaces, while a charming wild garden leads to a peaceful babbling brook at the eastern edge of the property, adding to the sense of serenity.

This is a rare and outstanding opportunity to acquire a magnificent period home that seamlessly blends timeless charm with modern comfort. Whether you wish to continue its legacy as a thriving boutique hotel or return it to a distinguished private residence, this exceptional property in one of Ilfracombe's most sought-after locations is sure to impress.

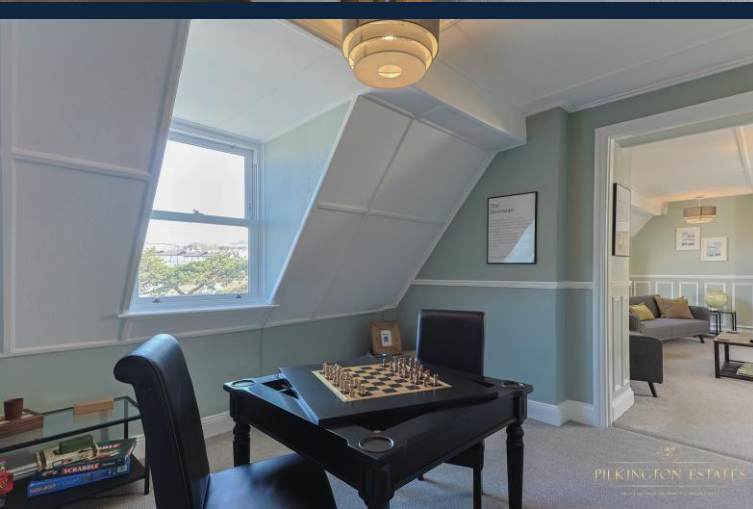
OWNERS ACCOMODATION



ON SITE FACILITIES



UPPER FLOORS



Exterior Features

Approach and Parking:

The property is accessed via a tarmac driveway, which leads to ample parking spaces at the front. This provides convenient access for both residents and guests.

Rear Grounds:

The rear of the property features delightful grounds, filled with a rich variety of mature trees, shrubs, and plants. These gardens, especially in the summer, are a true visual treat and create a peaceful retreat for guests. The area offers several patios and lawned sections where guests can unwind, along with a wild garden area complete with a babbling brook at the eastern boundary.

Agents' Note

Business accounts will be made available to interested parties following a viewing and upon verification of financial bona fides.

Services

Mains Services:

We understand that all mains' services are available to the property.

Council Tax Banding:

The downstairs apartment is in Council Tax Band A. The upper three floors are business-rated, which are exempt from Council Tax. Please note, council tax bandings may be reassessed upon a change of ownership. For more information, please contact the local authority.

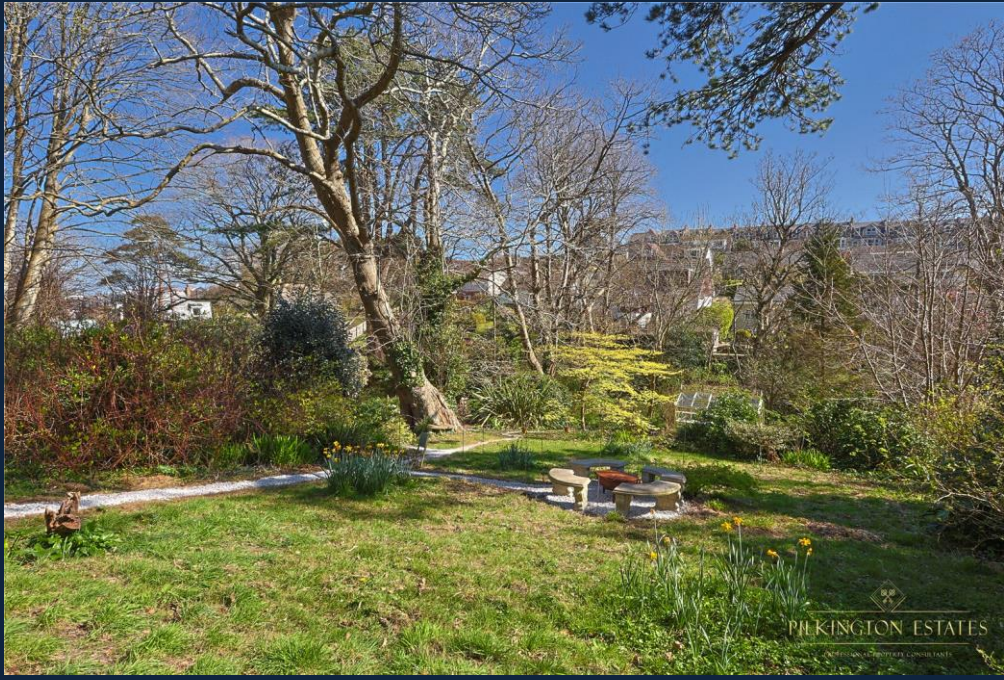
EPC Energy Rating:

The energy rating for the commercial property is a C.

Directions

To reach the property from Ilfracombe, head from Braunton and follow St Brannocks Road into town. At the mini roundabout, turn left onto Church Hill, then continue as the road curves into Langleigh Road. This leads directly into Torrs Park. Keep bearing right onto Torrs Park, and The Devonian will be located on the right-hand side.







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