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UPPER TORRS PARK

Ilfracombe, Devon

£700,000 FREEHOLD

Predicted Rental Income £TBCpcm

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An exceptional and sympathetically extended 4/5 bedroom detached residence situated in the highly sought-after Torrs area of Ilfracombe. Offering spacious and versatile accommodation over three floors, the property boasts stunning elevated views, beautifully landscaped gardens with hot tub, a detached two-storey hobbies room, and superb balconies. A truly impressive family home in one of the town's most desirable residential locations.

Ilfracombe Office: 48 High Street, Ilfracombe, North Devon, EX34 9QB **Email:** ilfracombe@webbers.co.uk

Key Features

- Impressive four/five-bedroom detached family home arranged over three spacious floors
- Highly sought-after Tors location with far-reaching elevated views across Ilfracombe
- Superb open-plan kitchen/dining room with balcony, ideal for modern family living and entertaining
- Spacious living room and bright sun room opening onto beautifully landscaped gardens
- Luxurious principal suite with dressing room, en-suite shower room and private balcony
- Four generous double bedrooms with versatile ground floor fifth bedroom/home office
- Lower ground floor featuring a games room, wine cellar, sauna and excellent storage space
- Detached two-storey hobbies room, ideal as a home office, studio, gym or annexe potential (subject to any necessary consents)
- Gas fired central heating and double glazing throughout

Occupying an enviable position within the highly sought-after Tors area of the popular coastal town of Ilfracombe, Rock House is an impressive and sympathetically extended four/five-bedroom detached residence offering beautifully presented, light-filled accommodation arranged over three spacious floors. Combining character with contemporary living, this exceptional home enjoys a versatile layout, generous proportions and far-reaching views across the town, making it ideal for modern family life. A welcoming and spacious entrance hall sets the tone for the accommodation and leads through to the heart of the home – a superb open-plan kitchen and dining room, thoughtfully designed for both everyday living and entertaining. Flooded with natural light, this wonderful space opens onto a balcony where elevated views across the town can be enjoyed. To the rear of the kitchen are a practical utility room and pantry, together with access to the rear of the property.

The generous living room provides ample space for substantial furniture and enjoys delightful views from the front elevation. A bright and inviting sun room extends the living accommodation further, creating a tranquil space to relax before stepping directly out into the beautifully landscaped gardens. Completing the ground floor is a versatile double bedroom, which could equally serve as a home office or additional reception room, together with a stylish contemporary shower room. The first floor offers four well-proportioned double bedrooms. The impressive principal suite enjoys a luxurious feel, featuring an en-suite shower room, a dressing room and a large private balcony commanding spectacular elevated views across the town and surrounding landscape. Bedroom Two also benefits from its own generous balcony, again taking full advantage of the wonderful outlook. Bedroom Three is another delightful double bedroom, whilst Bedroom Four is positioned to the rear of the property and offers comfortable guest or family accommodation. A beautifully appointed family bathroom, finished in a chic and contemporary style, serves the remaining bedrooms. The lower ground floor is a particularly unique and versatile part of the home, providing a wealth of additional space with excellent potential. Here you will find a wine cellar, a substantial games room that could also be utilised as storage, a hobby room or occasional bedroom, together with a sauna and a cloakroom with WC.

Externally, Rock House truly comes into its own. The landscaped gardens have been thoughtfully arranged over several attractive tiers, creating a variety of outdoor spaces to suit every occasion. Patios, decked seating areas and a level lawn provide the perfect setting for family life, children's play and outdoor entertaining. A superb decked terrace with hot tub offers an ideal space to relax whilst enjoying the property's sunny aspect. There are also a number of useful external storage areas. A particularly noteworthy feature is the detached two-storey hobbies room situated within the grounds. This highly versatile building would make an excellent home office, studio, gym, teenage retreat or creative workspace, offering endless possibilities to suit a variety of lifestyles.























The Area: Ilfracombe is a picturesque seaside town on the North Devon coast of England, known for its rugged cliffs, scenic harbour, and Victorian charm. It is a popular destination for coastal walks, boat trips, and visits to nearby beaches and coves. The town is also home to the striking Verity sculpture by Damien Hirst, which overlooks the harbour and has become one of its most recognisable landmarks. Ilfracombe serves as a gateway to the stunning North Devon coastline and the nearby Exmoor National Park.





Services and Utilities: All mains' services are connected.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

Directions

From Webbers Estate Agents' Ilfracombe office, proceed uphill along the High Street, continuing onto Church Street. At the junction with St Brannock's Road (A399), turn right and continue for a short distance before turning right into Torrs Park. Follow the road through this sought-after residential area, where Rock House will be found on the right-hand side. For satellite navigation, please use the property's postcode.

View this property

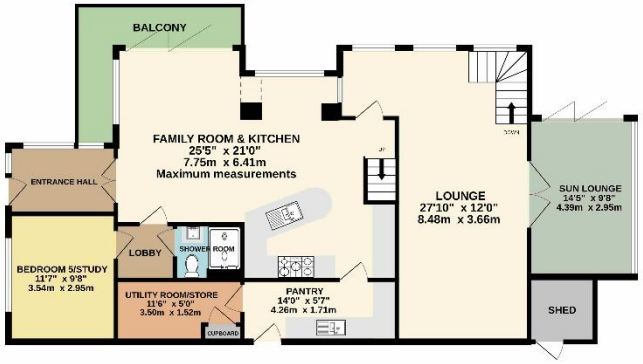
Please contact our Ilfracombe Office on 01271 863091

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

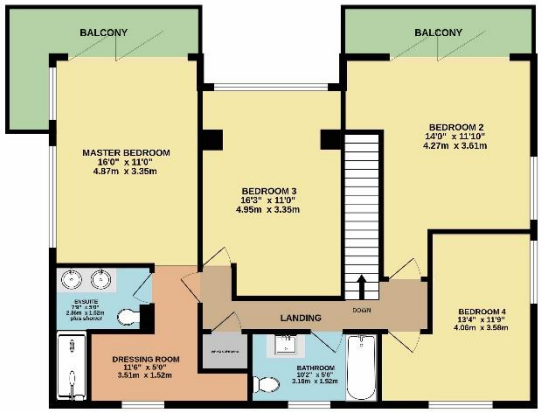
Viewing

Please contact our **Ilfracombe** office on **01271 863091** if you wish to arrange a viewing appointment for this property or require further information.

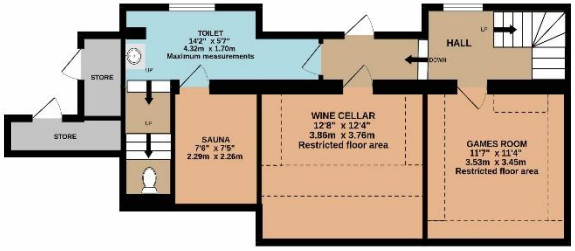
GROUND FLOOR



1ST FLOOR



LOWER GROUND FLOOR



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk
Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. **We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting** https://checker.ofcom.org.uk

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