



turners



Larkstone Terrace, Ilfracombe, EX34 9NU

Asking Price £635,000





Big Sea House, 2 Larkstone Terrace

Ilfracombe, EX34 9NU

Property Description

An immaculately presented and substantial period terraced residence, ideally situated just a short stroll from Ilfracombe's bustling harbour. Enjoying captivating views across the harbour, the iconic Verity sculpture and Hillsborough, this impressive home is currently operated as a highly successful holiday let, yet would equally serve as a magnificent family home. Arranged over multiple floors, the property effortlessly combines timeless character with generous and versatile living accommodation. Retaining a wealth of period features including high ceilings, sash windows and decorative detailing, the home offers both charm and practicality in equal measure.

A truly outstanding feature of the property is the remarkable ground floor grand ballroom—an expansive and elegant space enhanced by newly fitted parquet flooring, creating a stunning setting for entertaining, events or additional living accommodation. This level is further complemented by a useful two-piece WC and a well-equipped utility room with fitted units, providing excellent functionality for a property of this size. To the first floor, you are welcomed into a bright and spacious open-plan lounge, kitchen and dining area. Thoughtfully designed for modern living, this impressive room offers ample space for free-standing furnishings while large windows frame elevated views across Ilfracombe Harbour, Verity and Hillsborough, creating a light-filled and sociable environment ideal for both everyday living and entertaining guests.

The property boasts seven generously sized double bedrooms, all well-presented and offering flexible accommodation for guests or family members. Two of the bedrooms benefit from their own stylish three-piece en-suite shower rooms, while several rear-facing rooms enjoy delightful sea views, further enhancing the coastal appeal. The upper floor accommodation is completed by an immaculate four-piece family bathroom suite, finished to a high standard, along with an additional contemporary three-piece shower room, ensuring convenience for larger households or visiting guests.

Externally, the property continues to impress with a low-maintenance stone-paved patio area, perfectly positioned to take full advantage of the panoramic outlook across Hillsborough and Ilfracombe Harbour. This superb outdoor space provides an ideal setting for al fresco dining, entertaining, or simply relaxing while enjoying the coastal surroundings. This exceptional home presents a rare opportunity to acquire a substantial and character-filled property in one of Ilfracombe's most desirable locations. Offering flexible accommodation, strong income potential, and breath-taking views, it is perfectly suited as either a thriving holiday business or an impressive coastal family residence.

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- An truly impressive Victorian terraced property
- Seven double bedrooms, five bathrooms
- Outstanding sea and harbour views from every level
- Retains many of its original features and character
- Sought after open plan living, including the original ball room
- Large rear courtyard sampling the unrestricted sea views
- Has been operating as a successful holiday let for many years
- Would also make the perfect large family home



Location

Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.

Agents Notes

- Holiday let figures upon request.
- Brand new parquet flooring in the ballroom in 2026
- On-street parking is offered on a first come first serve basis

Directions

From our office proceed along the High Street, on to Portland Street. Carry on to first set of traffic light. Larkstone Terrace will appear on your left hand side with ample on street parking available.

What3words: civic.budget.shout

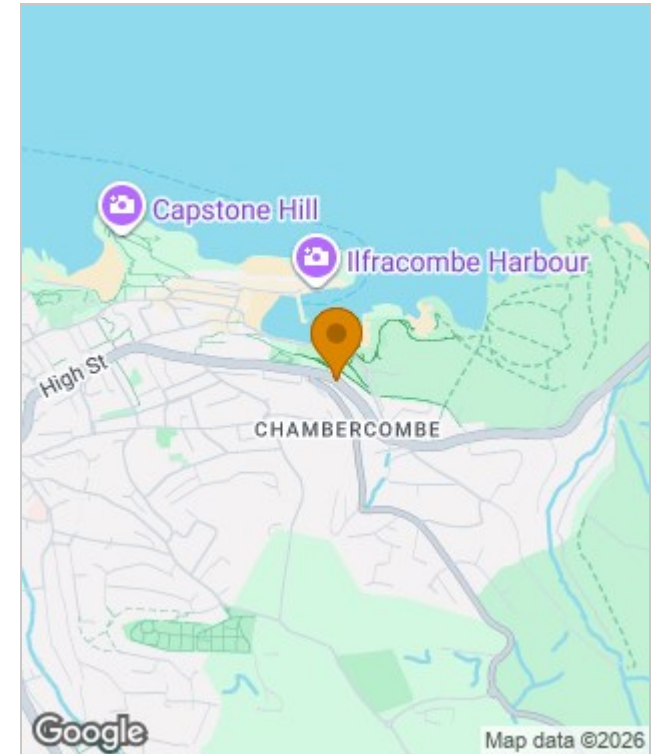




Floor Plans




Location Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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