



The Devonian Guest House, Torrs Park, Ilfracombe, Devon, EX34 8AZ





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Guide Price £925,000

Deeply impressive period Gentleman's Residence having been fully refurbished by the present owners and currently trading as a very successful boutique hotel / guest house with sumptuous owners accommodation and being of ideal interest to those seeking a home with income or to further develop a business already delivering meaningful profits as well as those wanting a magnificent period residence to make a home. Viewings highly recommended!

Nestled in the sought after Torrs Park area of Ilfracombe amid extensive grounds offering delightful mature gardens along with parking, this magnificent and imposing Victorian Gentleman's residence has been developed by the present owners into a stylish, successful boutique hotel / guest house. The accommodation is arranged over four floors, with the Lower Ground Floor currently arranged as owners living space with a light and airy lounge, a well appointed kitchen/dining room which in turn leads out to a delightful conservatory overlooking the gardens. There is the owners Master Bedroom with en-suite bathroom, and a second en-suite bedroom. Also on this floor is the laundry room and numerous storage rooms.

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Fine Detached Period Gentleman's Residence  
Extensive Grounds And Mature, Well Stocked Gardens  
Currently An Award Winning Boutique Guest House  
Sumptuous Owners Accommodation  
Flexible Layout With Up To 10 Letting Rooms And Scope For More  
Beautifully Presented Throughout  
Ample Off Road Parking  
Producing A Meaningful Income  
Equally Suitable To Revert To A Substantial Home Or Home And  
Income  
Development Potential (STPP)



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## Upper Ground Floor

We find the welcoming reception area where new guests are greeted, as well as a wonderfully contemporary styled residents bar/lounge with seated balcony off. There is a sunny and spacious breakfast room where guests dine in the mornings., this room again having a pleasing view to the rear. Additionally on this floor there are three other rooms currently arranged as a cinema, gym and sauna respectively. These rooms were originally all en-suite guest bedrooms and could revert to that role should a new owner wish to increase capacity.

## First Floor

Following this theme onto the First Floor there is another former en-suite guest bedroom currently arranged as a Reading Room/Library which again could be easily converted back to produce additional income. Also to be found on this floor are five en-suite bedrooms, four of which are rear aspect rooms and so benefit from views over the gardens and grounds to the town beyond. The owners have rather charmingly chosen to name the rooms rather than number them, and so on this floor we find the Pullman, Soft Green, Lucienne, Tapestry and Deep Adam rooms. There is a further additional bathroom on this floor.

## Second Floor

On the Second Floor are to be found a number of rooms which can cleverly be configured in a number of different ways to provide guests with flexible options. In essence there are two en-suite rooms, a well fitted kitchen / dining room and two further rooms, meaning that this floor can offer two rooms for bed and breakfast guests, or one B&B room and a self contained apartment, or again a spacious two bed self contained apartment. As one would imagine, there are some lovely outlooks to be enjoyed from the top floor.

## Outside

To the outside, the property is approached over a tarmac driveway which leads to ample parking spaces to the front. To the rear of the property there are truly delightful grounds with a cornucopia of mature trees, shrubs and plants that make the gardens - particularly in summer - a joy to behold and provide an oasis of retreat for guests. There are numerous patio and lawned areas where guests can relax and a wild garden area with a babbling brook at it's eastern extremity.

## Agents Note

Accounts for the business will be made available to interested parties following a viewing and subject to financial bona fides.

## SERVICES

Services: We understand all mains services to be available.

Council Tax Band: A (Downstairs Apartment) Further Upper 3 floors are Business Rated which are exempt.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

Commercial EPC Energy Rating: TBC.

## DIRECTIONS

Upon entering Ilfracombe from the direction of Braunton and following St Brannocks Road into the town, bear left at the mini roundabout onto Church Hill and follow the road as it wends around into Langleigh Road which in turn leads into Torrs Park. Continue bearing right onto Torrs Park and The Devonian will be found on the right hand side.

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