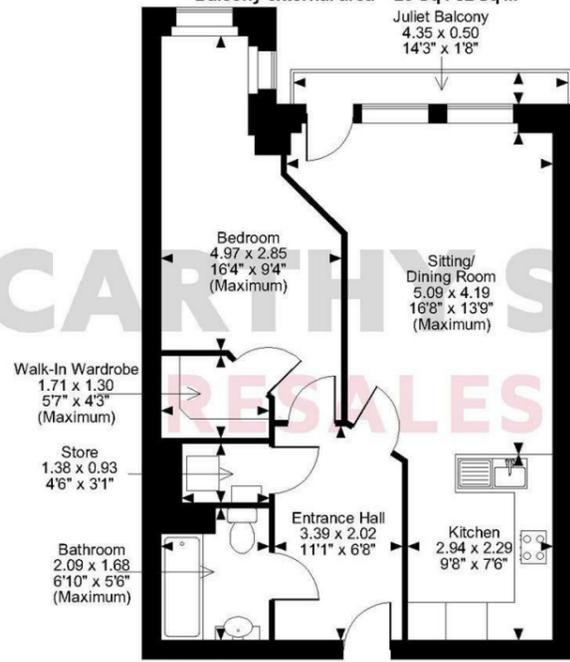


Lantern Court, Hillsborough Road, Ilfracombe, Devon  
Approximate Gross Internal Area  
560 Sq Ft/52 Sq M

Balcony external area = 23 Sq Ft/2 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 31 Lantern Court

Hillsborough Road, Ilfracombe, EX34 9FF



**Asking price £179,950 Leasehold**

Stunning harbour views are enjoyed from this first floor, one bedroom retirement apartment, situated in the stunning development, Lantern Court. A lift provides access to all floors and all facilities, such as the homeowners lounge, communal gardens, laundry room and mobility scooter store.

\*Energy Efficient\* \*Pet Friendly\*

**Call us on 0345 556 4104 to find out more.**

# Lantern Court, Hillsborough Road, Ilfracombe

## Lantern Court

Completed in 2012, Lantern Court is a flagship contemporary development occupying a commanding location with the most breathtaking views across picturesque Ilfracombe harbour, Lantern Hill, Capstone, the Bristol Channel and the Welsh coast. The property was constructed by multi award-winning McCarthy Stone specifically for independent living for those over 60 years of age.

The development enjoys a host of communal facilities for the benefit of homeowners, not least of which is the beautiful lounge for homeowners with its own large balcony and magnificent coastal views. In addition, there is a lift serving all floors, mobility scooter store, laundry room and a landscaped garden with harbour viewing deck. Further peace-of-mind is found in the service provided by Richard our House Manager who oversees the smooth running of the development and a 24-hour emergency call system in the apartments and communal areas. There is a guest suite available to receive family and friends for which a small charge per night is made.

## The Local Area

Ilfracombe is a seaside resort and civil parish on the North Devon coast, England, with a small harbour surrounded by cliffs. The parish stretches along the coast from the 'Coastguard Cottages' in Hele Bay toward the east and 4 miles along the Torrs to Lee Bay toward the west.

Lantern Court is conveniently located close to the High Street, sea front and local amenities which include a post office, pharmacy, hairdressers, bakers, banks and supermarkets. St. James's Park is adjacent to the development with pathways leading to the harbour.

There is something for everyone with its picturesque historic harbour of quaint pastel coloured houses, 14th Century chapel perched on Lantern Hill and Damien Hirst's statue Verity standing guard at the entrance surrounded by dramatic clifftop scenery and is directly on the South West Coast Path. With its stunning beaches and coves including the famous Tunnels Beaches, great eateries, numerous art and craft galleries, independent shops, activities and attractions galore it truly is the perfect destination from which to also explore North Devon and Exmoor.

## No.31

Beautiful views can be enjoyed from every window of this spacious one bedroom apartment and from the lovely balcony that spans the width of the living room and kitchen. Situated in a quiet location at the end of a corridor on the upper ground floor - the views are spectacular.

## Entrance Hall

Entered via a solid oak veneered entrance door and, if the bedroom and living room doors are open, you will be welcomed by stunning sea views. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, versatile store cupboard with light, shelving and Vent Axia unit and housing the Gledhill boiler supplying domestic hot water. A feature glazed panelled door leads to the living room.

## Open Plan Living Room/Kitchen

**LIVING AREA:** A lovely size living area with breathtaking views over the harbour from the windows and Juliet balcony spanning the width of the room.

**KITCHEN AREA:** Fitted with an excellent range of soft white and dark wood effect units and contrasting laminate worktop with matching upstands extending to a room divider unit incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with contemporary glazed splashpanel and stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer.

## Double Bedroom

A lovely double bedroom with a full height double-glazed window and a further window providing stunning views and plenty of light. Walk-in wardrobe with light ample hanging space and shelving. Plug sockets are elevated for ease of use.

## Bathroom

Modern white suite comprising; Panelled bath with shower above, close-coupled WC, vanity wash-hand basin with under-sink storage and mirror with strip light and shaver point over. Heated towel rail, electric wall heater, emergency pull cord and fully tiled walls and floor.

## Parking

Garaged car parking is by annual permit (a charge applies) and is subject to availability. Our House Manager will be able to confirm the current position at any viewing.

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

The main heating for the apartment is via Dimplex Quantum storage heaters, served by Economy 7 electric that also supports the Gledhill boiler / hot water system.

# 1 bed | £179,950

## Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,945.11 per annum (for financial year ending 31/03/26)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Lease

Lease Information: 125 Years from 1st January 2012

Ground Rent: £425 per annum

Ground Rent Review Date: June 2033

Managed By: McCarthy Stone Management Services

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

