





BERRY HOUSE, STOKE

Hartland, Bideford, Devon, EX39 6DA

Price £1,750,000

- Stunning and sympathetically renovated grand period property
- Exceptional location close to the coast with wide sea views
- Two south facing formal reception rooms, kitchen, breakfast room
- 10 generous bedrooms, 8 bath/shower rooms
- 5.5 acres of gardens and grounds and range of partly converted slate and stone barns

Berry House is a grand grade II listed country property which dates back to the 16th century and has a later Georgian addition. This sympathetic restoration was completed to the highest standard with slate roof bedded in lime mortar, lime rendering and pointing, wide range of complete original joinery and high corniced ceilings and full-height panelling.

There are wonderful views out to sea to the West where the sunsets can be amazing. It is close to the National Trust coast path, the famous Hartland Quay and the village of Hartland with its local amenities. There are many excellent surfing beaches and the popular resort of Bude within a short drive.

This stunning home is entered via an entrance porch with doors opening into the reception hall flanked by two well-proportioned South-facing reception rooms, the drawing room with shuttered sash windows and open fireplace, from the dining room moulded arch with a portico opens into the sensitively modernised kitchen with original flagstones and a breakfast room located just off the kitchen. Rear hall with flagstones and brick steps down to the basement/cellar. The rear hall gives access to the boot room, cloakroom, two bedrooms, bathroom and a shower room.

The principal staircase ascends to the two beautifully proportioned south facing main bedrooms, each with ensuite facilities. From the half-landing, a connecting door leads to the rear landing with three well proportioned bedrooms, one with ensuite shower room, separate bathroom, games room and snug/TV room. Staircase ascends to the second floor with three further bedrooms, one with ensuite bathroom and a further separate bathroom.

Outside the property stands in approx. 5.5 acres of gardens and grounds, North of Berry house is a range of partly converted stone barns, one of which has live planning consent for a 5 bed holiday home.





DIRECTIONS

From Bude head north on the A39 towards Bideford. Remain on this road for approximately 10 miles. Take the first turning signposted Hartland. As you enter the village turn left into Fore Street and follow the one way system passing the shops and village square. You will then see signs to Hartland Quay and Stoke. Proceed on through the Valley, turn right sign posted Berry Hartland point and lighthouse, approx.0.4 miles follow the signpost Berry and Markadon. Stay on this road and the property will be located a short distance along on the right hand side.

ENTRANCE VESTIBULE

5' 11" x 3' 8" (1.8m x 1.12m) Entering via twin wooden framed glazed doors with coat hanging space and stone flooring. 8ft 9 high wooden framed glazed door opening into:-

RECEPTION HALL

23' 5" x 8' 4" (7.14m x 2.54m) An impressive reception hall with 11ft 9' high ceilings with cornice, timber stairs with central carpet runner ascending to the first floor split landing, wooden panelling to the lower walls, stone tiled flooring and cast iron radiator. Door into the rear hall and doors serve the following rooms:-

DRAWING ROOM

19' 10" x 17' 2" (6.05m x 5.23m) A beautiful formal reception room with high ceilings and ornate cornice, twin wooden framed shuttered sash windows to the front elevation with window seats, enjoying a Southern aspect across the valley to the church tower and coastline. Full height wood panelling to the walls, deep skirting boards, exposed wooden floorboards, open fireplace with marble surround and matching hearth and three cast iron radiators.

DINING ROOM

19' 11" x 17' 8" (6.07m x 5.38m) A beautiful formal dining room with high ceilings and ornate cornice, twin wooden framed shuttered sash windows to the front elevation enjoying a Southern aspect across the valley to the church tower and coastline. Full height wood panelling to the walls, deep skirting boards, exposed wooden floorboards, fireplace with marble fireplace surround and slate hearth, inset wood burner, three cast iron radiators, double wooden doors with moulded arch with a portico leading into:-

KITCHEN

17'9 max' 16'8 min " x 17' 8" (5.59m x 5.38m) A sensitively modernised kitchen high ceilings with meat hooks, wooden framed windows to the rear elevation overlooking the pretty courtyard garden. Large fireplace with clove oven and brick hearth with space for range style cooker, large central island with granite top, twin integrated dishwashers, built in combi oven/microwave, original fitted dresser, and light grey base units with twin stainless sink with mixer tap over. Original slate flagstone flooring, deep skirting boards and cast iron radiator. Two open arches lead into:-

BREAKFAST ROOM

16' 6" x 10' 00" (5.03m x 3.05m) A bright triple aspect room with glazed wooden framed french doors to the front and rear elevation and twin wooden framed glazed sash windows to the side elevation, enjoying views across the coastline,

countryside and the charming folly built by the Abbey. High ceiling, deep skirting boards, two cast iron radiators and tiled flooring.

REAR HALL

Wooden framed glazed window to the rear elevation and wooden framed glazed door leading out to the courtyard garden. Wooden door and brick steps lead down to the basement, rear staircase ascending to the first floor with under stairs storage, two cast iron radiators, slate flagstone flooring with deep skirting boards. Doors serve the following rooms:-

CLOAKROOM

6' 10" x 3' 9" (2.08m x 1.14m) Three fully tiled walls, wall hung wash hand basin with chrome mixer tap, wall hung toilet bowl with concealed cistern, cast iron radiator and slate flagstone flooring.

BOOT ROOM

14'1 max' 11'3 min" x 17' 7" (4.55m x 5.36m) Wooden framed glazed window to the side elevation and wooden door leading to the side porch and log store. Large fireplace with bread oven, hopper to side, wooden seating with coat hanging space above, slate flagstone flooring and cast iron radiator.

BEDROOM NINE/STUDY

16' 1" x 13' 10" (4.9m x 4.22m) Twin wooden framed shuttered glazed sash windows to the side elevation overlooking the kitchen garden. Plaster cornice, wooden panelled walls, large fireplace, built in wardrobe and drawers, wooden flooring, deep skirting boards and two cast iron radiators.

BEDROOM TEN

15' 9" x 12' 3" (4.8m x 3.73m) Wooden framed glazed window with deep slate window sill to the side elevation overlooking the kitchen garden, large fireplace, tiled flooring with underfloor heating and deep skirting boards.

BATHROOM

10' 8" x 7' 11" (3.25m x 2.41m) Wooden framed glazed window to the side elevation, part wall tiling to the wet areas and tiled flooring with underfloor heating. Panelled enclosed bath with telephone mixer shower, marble work surface with under mounted sink with large wall mounted mirror behind, toilet bowl and cistern and wall mounted chrome electric heated towel rail.

SHOWER ROOM

6' 7" x 5' 4" (2.01m x 1.63m) Glazed wooden framed window to the rear elevation and fully tiled walls and tiled flooring with underfloor heating. Shower enclosure with mains fed shower over, wall hung wash hand basin with chrome mixer tap, wall hung toilet bowl with concealed cistern, large wall mounted mirror and wall mounted chrome electric heated towel rail.

FIRST FLOOR

The principal staircase ascends to the first floor, roof window to the rear elevation, plaster cornice, two built in cupboards, linen cupboard and on the half landing door to the rear landing. Doors serve the following rooms:-

MASTER BEDROOM

18' 2" x 17' 5" (5.54m x 5.31m) A bright and spacious principle bedroom with high ceiling with cornice, wooden panelling to the walls, twin wooden framed shuttered sash windows to the front elevation enjoying a Southern aspect across the valley to the church tower and coastline. Marble fireplace surround with matching hearth, exposed wooden flooring with deep skirting boards and cast iron radiator. Door to:-

ENSUITE

10'4 max' 7'4 min" x 8' 4" (3.23m x 2.54m) High ceiling with cornice, wooden framed shuttered sash windows to the front elevation enjoying a southern aspect across the valley to the church tower and coastline. Panelled enclosed bath with telephone mixer shower attachment, marble worksurface with undermounted sink with large mirror behind, toilet bowl and cistern and cast iron radiator.

BEDROOM TWO

18' 2" x 17' 9" (5.54m x 5.41m) A bright and spacious guest bedroom with high ceiling with cornice, wooden panelling to the walls, twin wooden framed glazed sash windows to the front elevation enjoying a Southern aspect across the valley to the church tower and coastline. Fireplace with marble hearth, exposed wooden flooring with deep skirting boards and cast iron radiator. Door to:-

ENSUITE

9' 3" x 3' 2" (2.82m x 0.97m) Double shower enclosure with mains fed shower over, wall hung wash hand basin with chrome mixer tap, wall hung toilet bowl with concealed cistern, fully tiled walls and cast iron radiator.

REAR LANDING

Wooden framed glazed windows to the side and rear elevations overlooking the pretty courtyard with coastal and countryside views. Wood panelling to the lower walls, wooden flooring, deep skirting boards and staircase ascending to the second floor. Doors serve the following rooms:-

GAMES ROOM

17' 10" x 17' 3" (5.44m x 5.26m) Wooden framed glazed window to the rear elevation overlooking the pretty courtyard. Roof window, fireplace, wooden panelling to the lower walls, wooden flooring, deep skirting boards and two cast iron radiators. Two doors opening into:-

SNUG/TV ROOM

16' 7" x 9' 10" (5.05m x 3m) A light and airy triple aspect room with wooden framed glazed sash windows enjoying views

across the coastline, countryside and the charming folly built by the Abbey. Fireplace, wooden flooring, deep skirting boards and two cast iron radiators.

BEDROOM THREE

17' 00" x 14' 00" (5.18m x 4.27m) A spacious double bedroom with shuttered wooden framed glazed window to the side elevation overlooking the surrounding countryside. Wood panelling to the lower walls, fireplace, two built in wardrobes, wooden flooring with deep skirting boards and cast iron radiator.

BEDROOM FOUR

16' 8" x 14' 5" (5.08m x 4.39m) A spacious double bedroom with twin shuttered wooden framed glazed sash windows to the side elevation overlooking the surrounding countryside. Wood panelling to the lower walls, fireplace, two built in wardrobes, wooden flooring with deep skirting boards and cast iron radiator.

BEDROOM FIVE

15' 00" x 12' 6" (4.57m x 3.81m) A double bedroom with wooden framed glazed window with window seat to the side elevation overlooking the surrounding countryside. Wood panelling to the lower walls, fireplace, wooden flooring with deep skirting boards and cast iron radiator. Door to:-

ENSUITE

8' 4" x 6' 3" (2.54m x 1.91m) Fully tiled walls and a shower enclosure with mains fed shower over, wall hung wash hand basin with chrome mixer tap, wall hung toilet bowl with concealed cistern and cast iron radiator.

BATHROOM

10' 4" x 8' 2" (3.15m x 2.49m) Shuttered wooden framed glazed window to the side elevation with views over the pretty courtyard and coastline. Wood panelling to the lower walls, roll top bath with telephone mixer attachment, pedestal wash hand basin, toilet bowl and cistern, fireplace, wooden flooring, deep skirting boards and cast iron radiator.

SECOND FLOOR

Roof window to the front and side elevation. Doors serve the following rooms:-

BEDROOM SIX

15' 7" x 17'10 max' 12'4 min" (4.75m x 5.49m) A spacious double bedroom with twin roof windows, part exposed timbers and radiator. Door to:-

ENSUITE

8' 3" x 7' 7" (2.51m x 2.31m) Half height wall tiling, double ended bath with central chrome mixer shower attachment over, wall hung wash hand basin, wall hung toilet bowl with concealed cistern, large wall mounted mirror and radiator.





BEDROOM SEVEN

11' 8" x 11' 1" (3.56m x 3.38m) A double bedroom with two roof windows, part exposed roof timbers and radiator.

BEDROOM EIGHT

16'5 max' 13'2 min" x 10' 11" (5.21m x 3.33m) A double bedroom with two roof windows, part exposed roof timbers and radiator.

BATHROOM

11'00 max' 6'11 min" x 8'4 max' 4'2 min" (3.51m x 2.54m) Twin roof windows to the rear elevation, half height, wall tiling, paladin, close bath with chrome mixer shower attachment over, wall hung wash hand basin, wall hung toilet bowl with concealed cistern and radiator.

BASEMENT

Wooden door from the rear hall with bricked staircase descending down to the lower ground floor.

APPLIANCE ROOM

19' 7" x 15' 4" (5.97m x 4.67m) Four pressurised hot water cylinders, radiator and space and plumbing for washing machine.

STORE ROOM

19' 5" x 17' 7" (5.92m x 5.36m) Wooden framed glazed window to the side elevation, light power connected and tiled floor.

WINE CELLAR

11' 6" x 8' 1" (3.51m x 2.46m) Brick arched ceiling and slate shelves.

BOILER HOUSE

Housing the two oil fired boilers



GARDENS AND GROUNDS

The gardens and grounds are in the region of 5.5 acres, the front of the house has been naturally landscaped, with a curved ha-ha and wildflower meadow. A sheltered triangular kitchen garden lies to the east, with original cobbled pathways.

The terraces located off the breakfast room are walled on all sides and provide a wonderful spot for dining, with large slate tables screened on two sides by a substantial oak pergola with flowering vine. On the far side of the terraces, a tall stone wall provides a doorway leading to the croquet lawn. Well-kept lawns surround the house, and a hot tub is concealed discreetly in one corner to catch the sunsets over the sea.

COUNCIL TAX

Band TBC

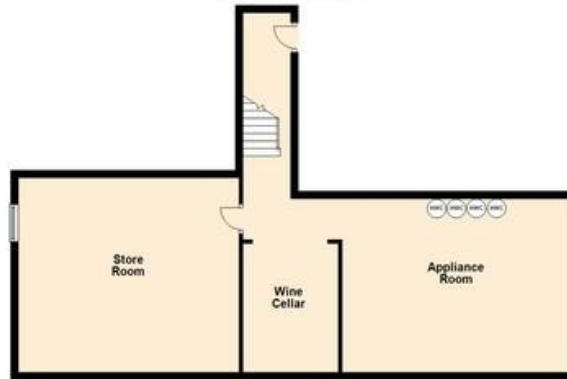
SERVICES

Mains electricity and water. Private drainage via treatment plant. Oil fired central heating.

TENURE

Freehold

Basement
Approx. 79.2 sq. metres (852.7 sq. feet)



Ground Floor
Approx. 250.9 sq. metres (2704 sq. feet)



First Floor
Approx. 244.3 sq. metres (2629 sq. feet)



Second Floor
Approx. 87.7 sq. metres (944.3 sq. feet)

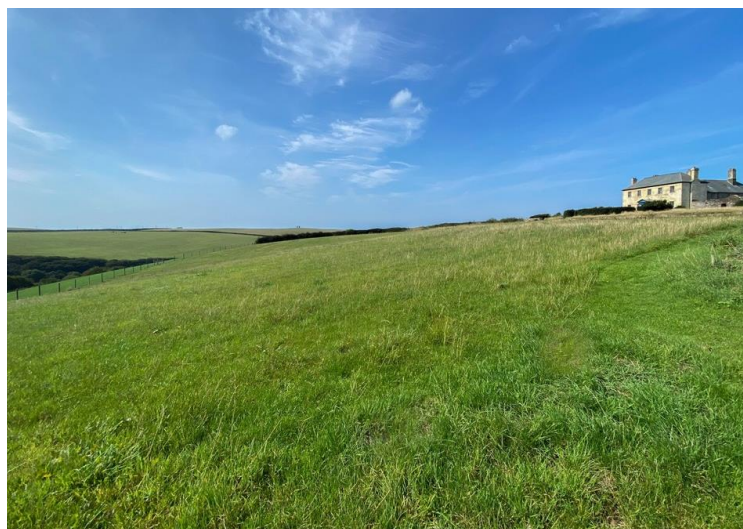
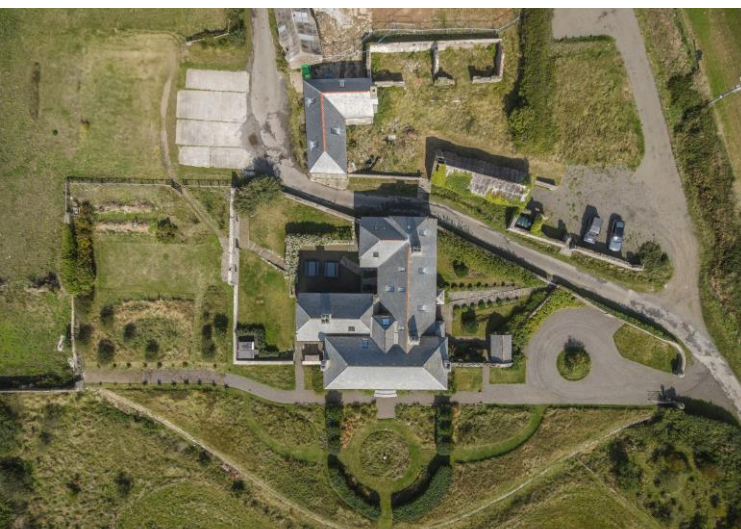


Total area: approx. 662.2 sq. metres (7127.4 sq. feet)

Covalis
Plan produced using PlanIt







EPC To Follow

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

32 Queen Street
Bude, Cornwall
EX23 8BB

