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

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Energy Efficiency Rating	
Current	Potential
69	50
Very energy efficient - lower running costs (82+) A (69-81) B (55-68) C (39-54) D (21-38) E (1-20) F G	
Not energy efficient - higher running costs (1-20) G	

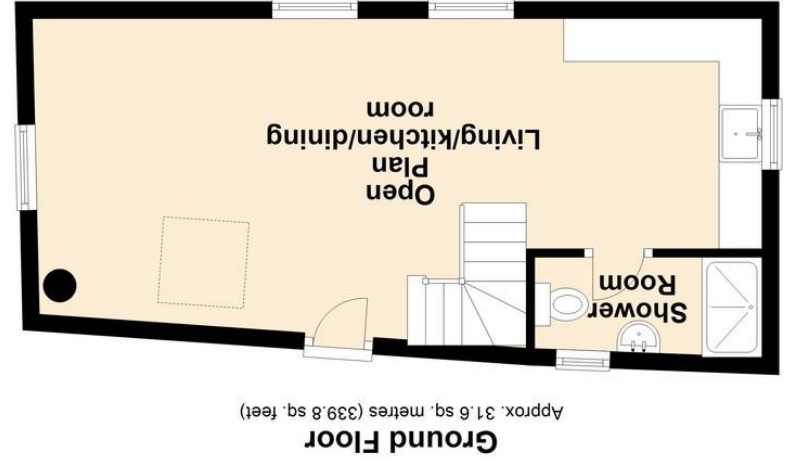
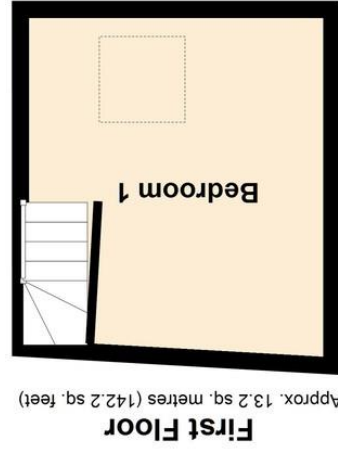
EU Directive 2002/91/EC
England & Wales



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Total area: approx. 44.8 sq. metres (482.0 sq. feet)
Colwills
Plan produced using PlanUp.



The Property Professionals...



Berry Shop, Stoke

Hartland, Bideford, Devon, EX39 6DA

Price £325,000

- Stunning and sympathetically refurbished barn conversion
- Exceptional location close to the coast with wide sea views
- Stylish and practical design with a high standard of finishes
- Open plan living area with historic features
- Mezzanine bedroom, well-appointed shower room



The property professionals

Berry Shop, Stoke

Hartland, Bideford, Devon, EX39 6DA

Price £325,000

Berry Shop is a detached stone barn which has been sympathetically converted to provide a one bedroom dwelling. It forms part of, but is nicely separated from, a historic group of former farm buildings situated in a remote elevated position on the rugged North Devon coastline. 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.

The conversion was recently completed to the highest standards combining traditional techniques such as lime pointing and original timber beams with modern features in the form of metal roofing, aluminium glazing and slate floor with underfloor heating. A spacious open plan living/dining/kitchen has a vaulted double height ceiling and original exposed 'A' frame trusses. There are windows to three aspects ensuring it is very light, a wood burning stove and modern yet discrete kitchen. A separate well-appointed shower room and a mezzanine double bedroom complete the accommodation.

The barn is approached via a wooden five bar gate onto an extensive gravel drive. There is a walled terrace adjacent to the building with exceptional views out to sea and feature glass-capped well. The substantial plot beyond is laid to lawn with hedgebanks surrounding. Berry Shop is an ideal holiday retreat with excellent letting potential. It also has full planning consent as a permanent residence.

OPEN PLAN LIVING/KITCHEN/DINING ROOM

28' 3" x 10' 9" max' 8' 10" min" (8.61m x 3.25m) Entering via an aluminium double glazed door to the open plan living/kitchen/dining room, aluminium double glazed windows to three elevations overlook the gardens, countryside and coastline.

Double height part vaulted ceiling with exposed 'A' frames and timbers, slate tiled flooring with underfloor heating, the essential wood burner to one corner, television/telephone point and a turning staircase ascending to the first floor.

The kitchen is finished with a range of matching base units with a solid wooden work surface over, inset stainless steel sink with mixer tap over, integrated electric oven, integrated electric hob with stainless steel splashback and extractor hood over, integrated undercounter fridge and integrated slimline dishwasher.

SHOWER ROOM

8' 9" x 3' 10" (2.67m x 1.17m) A well-appointed room with an obscure aluminium double glazed window to the front elevation, attractive fully tiled walls, slate tiled flooring, double shower enclosure with a mains fed shower over, wall hung vanity unit, toilet bowl with concealed cistern and a wall mounted chrome electric heated towel rail.

BEDROOM ONE

13' 5" x 13' 00" (4.09m x 3.96m) A mezzanine double bedroom with exposed 'A' frame and timbers and Velux window to the side elevation.

OUTSIDE

The property is approached via a wooden five bar gate onto an extensive gravel driveway. The gardens are surrounded by hedge banks and mainly laid to lawn. A raised walled terrace adjacent to the building has exceptional views out to sea and the original well has been capped with a glass top

COUNCIL TAX

Band C

SERVICES

All electric for low maintenance, there is provision for installation of LPG for gas cooking if required. Mains water, private drainage treatment plant.

TENURE

Freehold

AGENTS NOTE

The vendor advises that the property has full residential consent and building control sign off. Due to the metal roofing being considered 'non-standard', the property is unlikely to be mortgageable without alteration.

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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 on the left hand side.

