



turners



Lee Wood , Berrynarbor, EX34 9SD

£700,000





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Lee Wood

Berrynarbor, EX34 9SD

- Spacious four bedroom detached property
- Secluded private drive away and frontage
- Large attic room with room for development
- Large ground floor garage with room for up to 4 vehicles
- Award winning village location
- Expansive views of the surrounding countryside
- Well proportioned living quarters on first floor
- Private rear roof terrace
- New windows and external doors in 2019
- Available with no onward chain

Hidden away at the top of private drive way this imposing four bedroom detached property sits on a large elevated plot offering quite exceptional views over the valley and village. Located in the picturesque, postcard village of Berrynarbor, Lee Wood is a versatile family home with a variety of internal and external entertaining areas as well as comfortable spaces offering a chance to relax and unwind. Other benefits include expansive wrap around gardens, a sizeable garage and large attic room with untapped potential.

Sitting less than a mile from the rugged North Devon coastline, close to the larger village of Combe Martin and the coastal town of Ilfracombe which is just 4 miles away. The village amenities include Ye Olde Globe Inn pub, church, primary school, small community post office and general store.



Entrance Hallway - 14'2" x 5'2" (4.32m x 1.57m)

A spacious entrance hall offering immediate access into the garage and with stairs leading up to the main residence.

Landing - 16'11" x 6'7" (5.16m x 2.01m)

A bright and airy hallway with direct external access.

Lounge - 10'8" x 11'3" (3.25m x 3.43m)

An open plan sitting area that extends the kitchen and dining room creating a heart of the house area, perfect for entertaining and family time.

Kitchen - 10'1" x 13'5" (3.07m x 4.09m)

A sleek, modern fitted kitchen with base and eye level units, wood work top, inset sink and drainer positioned under the UPVC window enjoying outstanding views. The kitchen is complete with built in appliances and has ample room for a large family dining table and chairs.

Living Room - 12'11" x 19'9" (3.94m x 6.02m)

A dual aspect living room with an abundance of natural light and countryside views from both large windows. Situated off the central kitchen/lounge, this is a great space to enjoy as a family.





Sun Room - 7'7" x 7'8" (2.31m x 2.34m)

A nice addition that provides an internal seating area that still enjoys the far reaching countryside and village views.

Bedroom One - 13'6" x 11'9" (4.11m x 3.58m)

A large double room with extensive built in wardrobe space and an en-suite.

En Suite - 12'0" x 7'1" (3.66m x 2.16m)

A spacious and stylish en suite bathroom with tiled walls, comprising of a modern four piece suite to include; large corner bath, walk in shower cubicle, sink based vanity unit and low level wc.

Bedroom Two - 13'5" x 10'1" (4.09m x 3.07m)

A front aspect double room with outstanding views.

Bedroom Three - 10'0" x 9'2" (3.05m x 2.79m)

A side aspect double room with built in wardrobe space.

Bedroom Four / Sitting Room - 15'8" x 10'5" (4.78m x 3.18m)

Currently utilised as a third reception room, this would make an ideal fourth double bedroom, with large bay window and incredible views.

Bathroom - 7'3" x 8'2" (2.21m x 2.49m)

A family bathroom with tiled walls, comprising of a modern four piece suite to include; large corner bath, walk in shower cubicle, pedestal sink and low level wc.

Shower Room - 6'3" x 8'0" (1.91m x 2.44m)

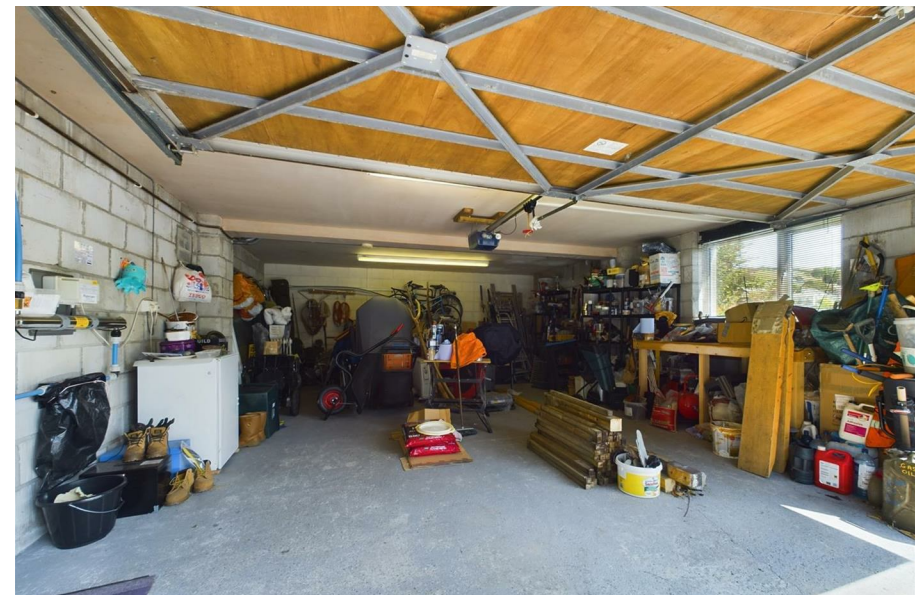
A shower room with fully tiled walls, walk in shower cubicle, pedestal sink unit and low level WC

Utility Room - 7'7" x 7'11" (2.31m x 2.41m)

A very useful space for modern day family complete with worktops and stainless steel sink unit. Offering an ideal space for hanging coats, storing shoes and housing a washing machine and tumble dryer.

Attic Room - 50'9" x 8'8" (15.47m x 2.64m)

A large 15m long attic room plastered, painted and carpeted. Perfect for storage or as an additional office/play space. Lapsed planning permission for dormer access to the roof terrace.





Garage - 22'10" x 19'4" (6.96m x 5.89m)

A sizeable garage with electric door that can accommodate up to 4 vehicles. Suitable for several uses including (subject to approval) conversion to further accommodation/holiday let/ workshop etc.

Roof Top Terrace

New flat roof in 2021 which was previously used as a sun deck and has been built to accommodate footfall. A perfect space for al-fresco dining in the warm summer evenings.

Outside

Situated on a large raised plot the property has extensive lawn areas to the front, woodland to the rear and a variety of seating areas in the form of patios and terraces.

To the front of the property is a large driveway that could accommodate up to a further 6 vehicles.

Agents Notes

We have been informed that both gas and electric are mains connected, while water and drainage are private.

To comply with the property Misdescriptions Act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only.

Directions

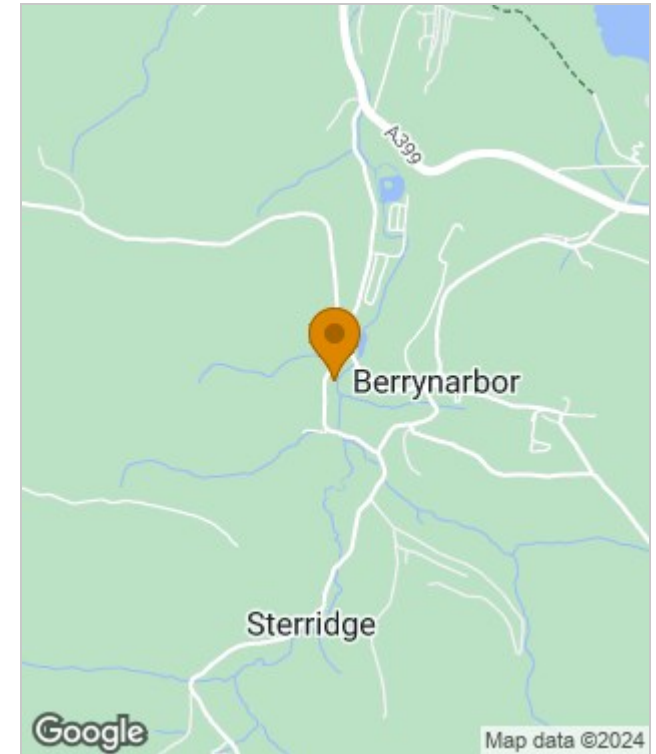
Proceeding from our office in an easterly direction and heading out of Ilfracombe on the main A399 road towards Combe Martin. Continue on this road for approximately 3 miles before turning right into the village of Berrynarbor immediately opposite the Sawmills Public House. Follow the road into the centre of the village taking the first right hand turn sign posted Sterridge Valley and continue until Lee Wood appears on the right hand side.



Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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