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Hagginton Hill, Berrynarbor, EX34 9SB

Asking Price £475,000





Spring Cottage, 15 Hagginton Hill

Berrynarbor, EX34 9SB

A delightful four bedroom detached cottage occupying an elevated plot enjoying quite exceptional views over the valley and village below. Located in the picturesque, postcard village of Berrynarbor, Spring Cottage is a beautiful and charming home with with exposed beams, stone fire place, working log burner and wrap around tiered gardens perfect for entertaining during the long summer evenings. Currently a successful holiday let, the property has been finished and furnished to an extremely high standard throughout and benefits from a garage and driveway.

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.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.



Entrance hall - 4'8" x 3'3" (1.42m x 0.99m):

Perfect for storing shoes before entering the property.

Living room - 12'10" x 11'10" (3.91m x 3.61m):

The heartbeat of the home is this spacious, front aspect living room centered around an attractive stone fireplace with functioning log burner. The room boasts a variety of original shelves and storage cupboards built into alcoves providing an abundance of charm and boasts incredible views.

Dining room - 9'4" x 8'11" (2.84m x 2.72m):

A bright and airy front aspect reception room that is currently being utilised as a dining room enjoys countryside views and offers additional storage space.

Hallway - 15'11" x 3'5" (4.85m x 1.04m):

A long central hallway that links the front aspect living areas to the rest of the ground floor rooms.





Kitchen - 12'9" x 11'0" (3.89m x 3.35m):

A gorgeous example of a cottage style kitchen, made up of; solid wood cupboards and work tops, large Belfast sink, exposed beam work and slate floor tiles. While aesthetically pleasing the room also been designed for practicality, with ample space for all modern day appliances and a useful breakfast bar. With dual aspect windows the room enjoys an abundance of natural light and has a back door leading out to a private outdoor dining area.

Bedroom one - 11'8" x 10'6" (3.56m x 3.20m):

Situated on the ground floor is this bright double bedroom with two windows, one of which is a non opening roof light, a door offering rear access and ample space for a bed size of your choice along with all other bedroom furnishings.

Bedroom four - 9'4" x 7'11" (2.84m x 2.41m):

This rear aspect room is the smallest of the four bedrooms but still a generously sized double with ample natural light.

Bathroom - 10'7" x 7'0" (3.23m x 2.13m):

A considerable family bathroom, beautifully finished and comprising of a large corner bath, separate walk in shower cubicle with fully tiled walls and rainfall shower, low level WC and pedestal sink.

Landing - 5'9" x 2'5" (1.75m x 0.74m):

Offering direct access to a further two bedrooms and first floor shower room.

Bedroom two - 13'3" x 7'9" (4.04m x 2.36m):

A spacious double bedroom on the first floor with exceptional valley views and ample space for a king size bed and all associated furnishings.





Bedroom three - 11'0" x 8'11" (3.35m x 2.72m):

Another generously sized double bedroom with breathtaking views and ample space and built in wardrobe with original barn door.

Shower room - 10'2" x 4'2" (3.10m x 1.27m):

A delightful first floor shower room finished to a high standard and comprising of; a walk in shower, low level wc and sink with vanity surround.

Garage - 12'7" x 6'11" (3.84m x 2.11m):

A single garage adjacent to the property with a charming three piece barn door with paneled windows.

Outside:

To the front of the property is a driveway and a tidy front garden laid to lawn with decorative stone pathway.

To the side of the property is an extension of the front garden and pathway created a patio area perfect for al fresco dining and summer BBQ's.

To the rear of the property is a multi tiered garden, mostly laid to lawn with mature trees and shrubbery and unrivaled countryside views down over the valley and picturesque village.

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 onto Pit Hill before taking the next right back on yourself onto Haggington Hill. Spring Cottage can be found on the left handside a short way up the hill.



Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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. Purchasers should satisfy themselves of this prior to purchasing.

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