



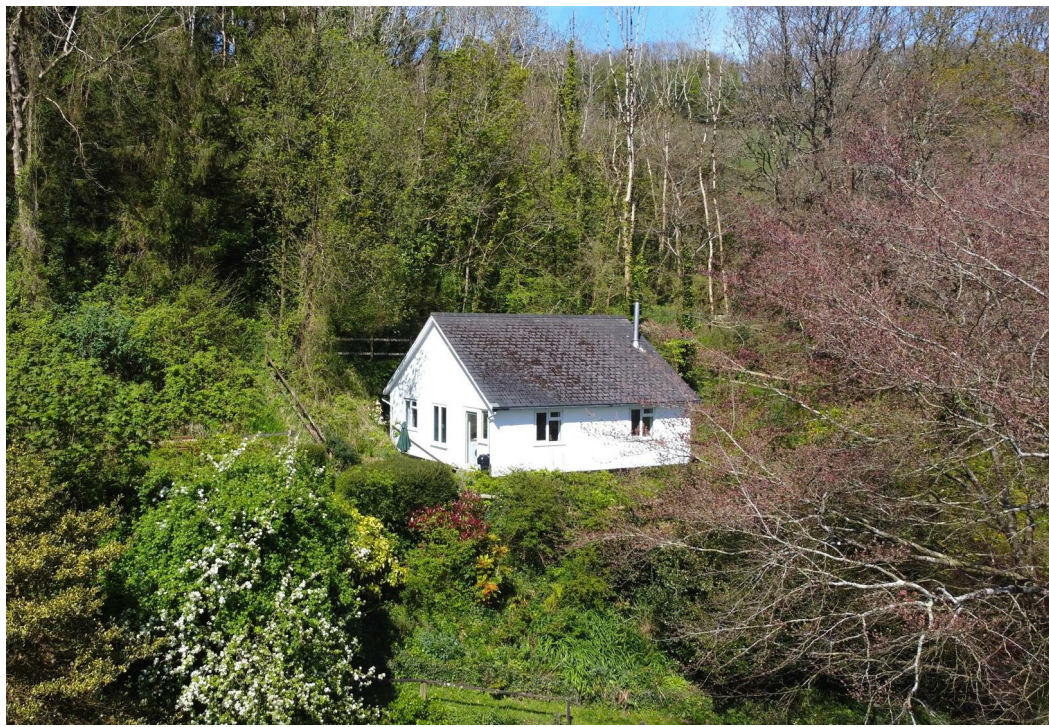
turners

Lee Copse , Berryarbor, EX34 9SD

£735,000









# Lee Copse

Berrynarbor, EX34 9SD

Set high above the valley with breathtaking views over Berrynarbor, Lee Copse is an immaculate five bedroom detached house with a further two bedroom detached cottage currently utilised as a successful holiday let. Both have been recently renovated and are surrounded by approximately three acres of garden and woodland which are a haven for wildlife of all kinds. Part of the woodland is designated ancient woodland with Devon Wildlife Trust having awarded the garden 'Wildlife Friendly Garden' status. The property is accessed via a long, curving drive which continues beyond the property to a large detached workshop. The grounds also include mature gardens, a small orchard and several south westerly facing patio areas, perfect for al fresco dining throughout the summer with an exceptional backdrop.

Berrynarbor is a picturesque postcard village that sits 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 a 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.



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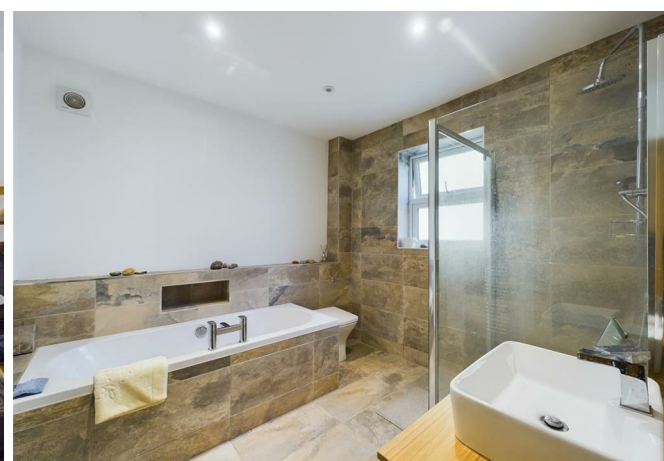


## The Main House

The main house is a fantastic example of modern day living, having been recently renovated to a very high standard. Entering the property on the east side of the house you are welcomed by a grand hallway measuring over 16sqm. As you flow through the house towards the west side of the property you are met with an expansive open plan living area, the heartbeat of the house, perfect for entertaining and family interaction.

The lounge is designed around a working log burner that adds both style and functionality. Flowing effortlessly into a spacious dining area that is walled by windows and streaming daylight, immersing itself in the tranquility of the surrounding nature.

The kitchen has been stylishly designed to incorporate the breathtaking views out over the valley and comprises of modern base and eye level units with solid wooden worktops, inset stainless sink and drainer, island breakfast bar and built in oven and hob as well as space for all other necessary appliances.



There has been no expense spared in the design and finish of the room, with solid wood floors running throughout, solid wood doors that complement the character of the house perfectly and wide sliding doors leading out on to a sun trap patio that connects the internal and external space exquisitely.

The ground floor is completed by a useful utility room, a large family bathroom finished to the highest of specifications and three double bedrooms; the primary bedroom boasting a fashionable en suite and french doors leading out on to a private patio.

On the first floor there are two further double bedrooms, with dual aspect velux windows creating bright and vibrant spaces as well as an additional well appointed shower room.

**The Holiday Cottage**

Set back from and above the main house, with equally spectacular views out over the village, this detached holiday cottage has been recently renovated and is currently being utilised as a successful holiday let. Similar to the main house, the living area is open plan and has been designed with style and comfort in mind.

The lounge area is centered around a desirable log burner and offers ample space for guests to relax and unwind. There is a generously sized dining area that flawlessly utilises the space between the lounge and kitchen while maintaining an open, free flowing feel.

The dual aspect kitchen really takes advantage of the far reaching countryside views and comprises of modern base and eye level units, beech wood effect worktops, inset stainless steel sink and drainer and built in appliances. The kitchen has a back door that leads directly onto a private south facing patio, the ideal spot to watch the world go by during the long summer evenings.

The cottage is finished with two spacious bright and airy double bedrooms and a quality finished family bathroom comprising of a bath with shower above, low level WC and pedestal sink basin.

**The Workshop/Garage**

A considerably sized detached workshop/garage, that lends itself to a multitude of uses.







With large opening doors, the space could comfortably house multiple vehicles if used as a contemporary garage. Alternatively, with built in power supply it makes the perfect workshop and/or storage space. With dual aspect windows and doors, there is the potential for converting the building into an additional dwelling. However, planning and building regulations would have to be obtained and adhered to.

Adjacent to the workshop are two purpose built wood stores to help keep dry a constant supply of fuel for the log burners in both properties.

### The Grounds

Occupying approximately three acres, the grounds surrounding Lee Copse are made up of manicured gardens, vibrant wild flowerbeds, a small orchard and expansive woodland, most of which is ancient woodland. This haven for wildlife has been awarded 'Wildlife Friendly Garden' status by the Devon Wildlife Trust and is often enjoyed by deer and other wonderful animals.



Surrounding the property there are a number of patio areas, all with their own unique outlook and orientation, providing a variety of external entertaining areas.

The property is accessed via a sloped, winding driveway which continues up behind the house towards the workshop providing an abundance of off road parking.

### 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 up into the centre of the village taking a right turn opposite the church. Follow this road to a 'T' Junction, turn right at 'Wild Violets', go round a right-hand bend past Middle Lee Farm and Lee Wood. Lee Copse is on your left, up a sloping drive.

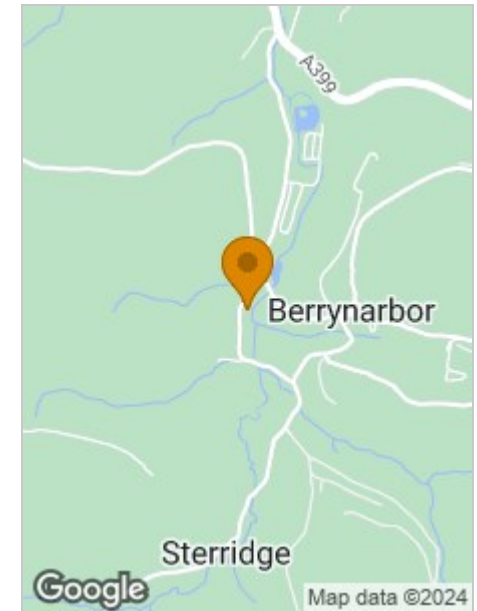




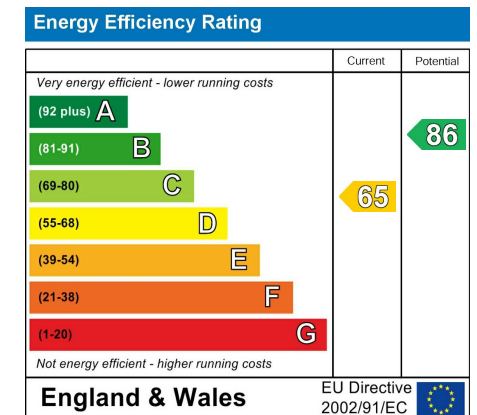
## Floor Plans



## Location Map



## Energy Performance Graph



## 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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