



# turners



Jacobs Well , Berrynarbor, EX34 9SE

£400,000









# Jacobs Well

Berrynarbor, EX34 9SE

Nestled in the heart of the picturesque village of Berrynarbor, this charming 1650s two-reception, two-bedroom, two-bathroom terraced cottage beautifully merges its historical essence with modern aesthetics. The property boasts front and rear gardens that provide a lush, private oasis amidst village life. Inside, the cottage retains its original character through exposed beams, hardwood windows, and stonework, offering a rustic backdrop to the stylish, contemporary decor. This seamless blend of old and new creates a warm and inviting atmosphere, making it a perfect retreat in a serene and scenic location.

Other benefits include smart heating controls, solar panels, gas central heating, double glazing and communal roadside parking for up to two vehicles directly outside the property.

Berrynarbor is a 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.

£400,000



## Living Room: 14'6" x 17'0" (4.42m x 5.18m)

You enter the property through the hardwood front door into this spacious and inviting living area featuring large windows that flood the room with natural light. The neutral decor, carpeted floors, charming overhead beam work and working log burner create a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

## Dining Room: 17'10" x 10'5" (5.44m x 3.18m)

Generously sized dining room with ample space for a large dining table and additional furniture. The room benefits from direct access to the rear garden, making it ideal for indoor-outdoor living space, perfect for entertaining.





**Kitchen: 7'7" x 13'5" (2.31m x 4.09m)**

Modern, fully fitted kitchen with sleek cabinetry, appliances, and plenty of counter space. The design is both functional and stylish with a range cooker, tiled floors and splash back, offering a great space for culinary enthusiasts to prepare meals. The high ceilings beautifully showcase the property's original features, including exposed stone and beam work. From here you have a secondary access to the rear garden.

**Landing: 10'6" x 5'5" (3.20m x 1.65m)**

The landing area provides access to all first-floor rooms. The area is well-lit and can accommodate additional storage or decorative items.

**Bedroom One: 15'1" x 9'9" (4.60m x 2.97m)**

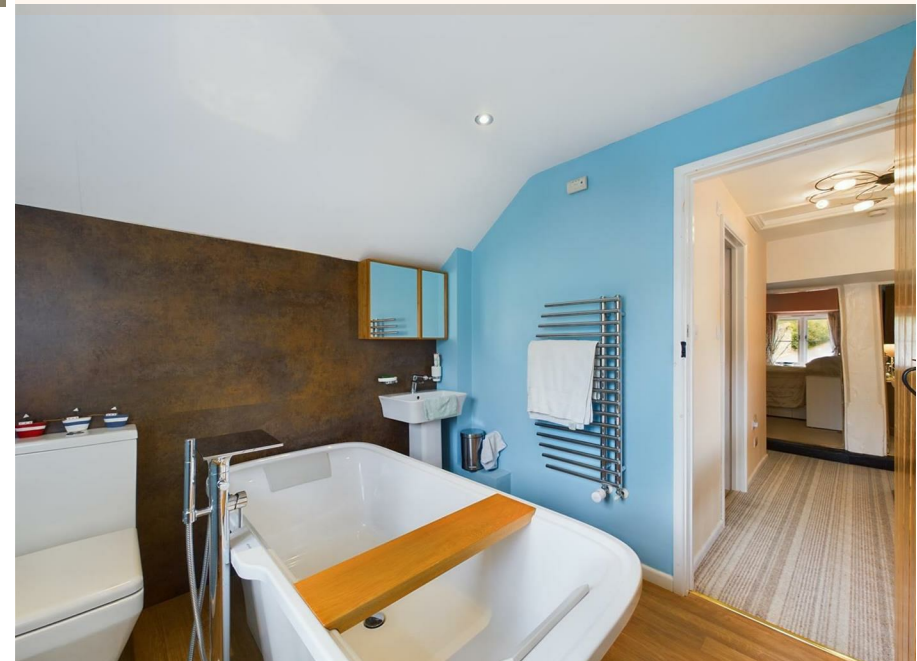
A spacious master bedroom with ample natural light, wardrobes, and neutral decor. This room offers a serene retreat with plenty of space for a king-sized bed and additional furniture.

**Bedroom Two: 14'5" x 7'1" (4.39m x 2.16m)**

A comfortable front aspect double bedroom, perfect for use as a guest room, child's bedroom, or home office. This room also benefits from natural light and a cosy atmosphere.

**Bathroom: 8'0" x 8'2" (2.44m x 2.49m)**

Stylishly appointed bathroom featuring modern fixtures and fittings, featuring a standing bathtub, vanity unit, and WC. The contemporary design provides a relaxing space for unwinding after a long day. Benefits from a large airing cupboard housing condensing boiler, hot water tank, and fitted for washing machine and dryer.







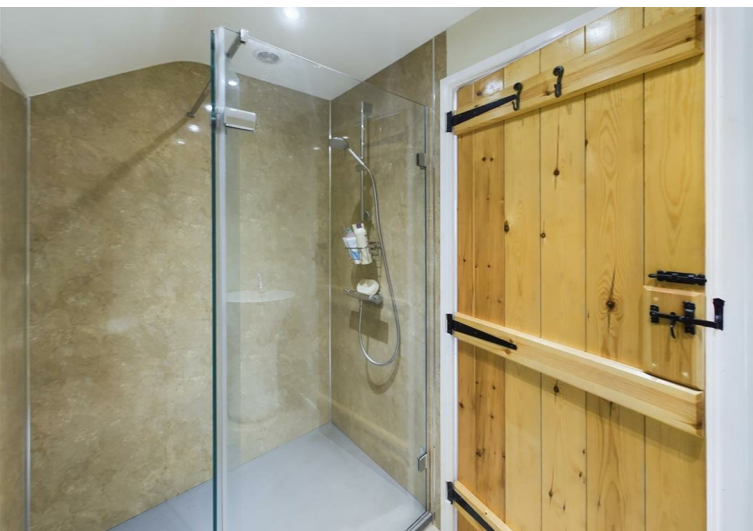
### **Shower Room: 8'5" x 4'11" (2.57m x 1.50m)**

Additional shower room with a sleek design, including a walk-in shower, washbasin, and WC. This room offers convenience and additional functionality for busy households.

### **Outside:**

At the front of the property is a quaint front garden laid to lawn with mature shrubbery and stone pathway leading to the front door.

To the rear of the property is a delightful private garden with expansive patio area perfect for al fresco dining and summer time enjoyment. The rest of the garden is laid to lawn, bordered by mature shrubbery and a two variety apple tree. At the far end is a useful log store and workshop complete with lights and sockets, workbench and shelving.



Parking; While the property does not come with allocated parking, there is a local agreement in place that allows residents to park directly in front of their property. This courtesy ensures there is always two readily available parking spaces adjacent to the cottage.

### **Agents Notes:**

We have been informed by the vendor that electric, gas, water and sewerage are all mains connected.

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 up into the centre of the village past Ye Olde Globe and the Village Church on the left hand side. As the road forks, turn right into Castle Hill and the property can be found immediately on your right hand side.



## Floor Plans



## Location Map



## Energy Performance Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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