



Lee Lodge



# Lee Lodge

Berrynarbor, Ilfracombe, Devon, EX34 9SD

Village amenities 1/2 mile. Combe Martin/Ilfracombe 2.5 & 3.5 Miles

**A spacious single storey residence set in sizeable gardens, with pastoral views**

- Favoured village location
- Close to the coast
- Hall, 2 reception rooms
- Kitchen/Breakfast Room
- Utility, 7 ensuite bedrooms
- Ample Parking
- Stream bordered garden
- Suitable for various uses
- Freehold
- Council Tax Band E

**Guide Price £650,000**

## SITUATION & AMENITIES

Nestled on the fringe of the sought after village of Berrynarbor, which offers community post office/general store, 13th century village inn, church and village hall as well as a well respected primary school. The popular North Devon coastal village of Combe Martin is about 1.5 miles and within healthy walking distance are Watermouth Harbour and Broadsands beach. A little further afield, about 3 miles away, is the town of Ilfracombe. The surrounding countryside provides excellent recreational facilities with lovely wide open sandy surfing beaches in the Woolacombe area about 15 minutes by car. Exmoor National Park is also easily accessible. Barnstaple, the regional centre, is 11 miles and houses the area's main business, commercial, leisure and shopping venues. At Barnstaple there is access to the North Devon Link Road leading through to junction 27 of the M5 part of the national motorway network and where Tiverton Parkway offers a fast service of trains to London Paddington in just under two hours.

## DESCRIPTION

The property presents elevations of stone and colour washed render, with double glazed windows and doors, beneath a tiled and partially flat roof. The original core has been extended a number of times and has previously been used as a care home. The property has recently been adjusted to suit a single residence, with well presented generous accommodation which includes 7 En-Suite bedrooms. Ideal for residential use as a large single residence or dual occupation by parts of the same family/holiday let etc.

Lee Lodge is set in level, mature gardens which are bounded by the River Sterridge on one side which meanders by and there is a carriage driveway providing ample parking and turning space. The layout of accommodation with approximate dimensions is more clearly identified upon the accompanying floorplans but comprises:



## ACCOMMODATION

Disabled access up to UPVC opaque glazed door leading to ENTRANCE HALL – a spacious wide hallway with loft hatch and door through to the KITCHEN/DINING ROOM. This is a dual aspect room with windows to front and side, double doors opening onto a PATIO, spacious kitchen with wood effect work surfaces, Shaker style storage above and below, 5 ring induction range with double oven, grill and plate warmer and extractor fan over, integrated Bosch dishwasher, 1 ½ bowl porcelain sink, island with storage below, built in cupboards in Dining area. Door through to a very large REAR PORCH/UTILITY ROOM, 2 airing cupboards, one with 300 litre hot water tank and plumbing for washing machine. Window and door through to rear gardens. Further door through to front driveway. This could be utilised as a door to a potential annexe. BEDROOM 2 with windows to front elevation and a large ENSUITE WET ROOM with opaque window to side, panelled bath with mains fed shower, wc, hand wash basin.

Off the entrance hall is BEDROOM 7 with window to front elevation with an ENSUITE with panelled bath, pedestal hand wash basin, wc and opaque window to front elevation. BEDROOM 1 – a triple aspect room with 5 windows and a door leading to the front garden, ENSUITE SHOWER ROOM with pedestal hand wash basin, wc, opaque window to side elevation. BEDROOM 3 – a large double room with window to rear, ENSUITE WET ROOM with mains fed shower, pedestal hand wash basin, wc, chrome towel rail, opaque window to side, built in wardrobes.

The central DINING/LIVING ROOM has 2 roof lights and internal windows into the entrance hall. There is a door to BEDROOM 4 – a double room with patio doors out to the rear garden, ENSUITE WET ROOM with pedestal hand wash basin, wc, mains fed shower.

The 'South Wing', accessed from the central living space has twin bedrooms. BEDROOM 5 is dual aspect, overlooking the river, with an ENSUITE WET ROOM with mains fed shower, pedestal hand wash basin, chrome towel rail, wc, opaque window to side. BEDROOM 6 – a double room with doors out to the side PATIO, ENSUITE WET ROOM with mains fed shower, opaque window to side, pedestal hand wash basin, wc, chrome towel rail. There is a LIVING/GARDEN ROOM off the central hallway, which is triple aspect and south facing with a lot of natural light, with patio doors to the rear gardens and lovely views.

## OUTSIDE

The property is accessed via a 5-bar gate to a tarmac driveway, with an attractive central circular bed, planted with mature trees and shrubs, ample off street parking. There is potential to build a garage (subject to planning), a brick STORAGE SHED. The river meanders through the side and rear garden with an established tree border. The grounds are mainly laid to lawn, with a pathway leading through from the front to the rear garden with a lovely aspect. There is a seating area and steps down to the river.

## SERVICES

Mains electricity, gas and water. Gas central heating. Mixture of private and mains drainage.

According to Ofcom gigabit broadband is widely available in the area and mobile service is likely with most of the major networks.

## DIRECTIONS

Travelling from Combe Martin to Ilfracombe on the A399, turn left opposite the Saw Mill public house, signposted Berryarbor. After about half a mile or so, take the first right signposted Sterridge Valley, pass Haggington Hill on your right and the entrance to the property will be found after about 100 yards or so on the left hand side.

What3words ///area.support.housework



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 3214 sq ft / 298.5 sq m  
For identification only - Not to scale

### Lee Lodge

**First Floor**

- Bedroom 1: 6.45 x 5.51m (212 x 181)
- Bedroom 2: 4.98 x 3.89m (164 x 129)
- Bedroom 3: 4.39 x 3.33m (145 x 107)
- Bedroom 4: 3.25 x 3.07m (10.8 x 101)
- Bedroom 5: 3.61 x 3.48m (11'10 x 11'5)
- Bedroom 6: 3.58 x 3.45m (11'5 x 11'4)
- Bedroom 7: 3.45 x 3.07m (11'4 x 10'1)
- Dining Room: 3.45 x 4'11m (37' x 130)
- Kitchen / Breakfast Room: 7.56 x 4.38m (24'10 x 14'5)
- Sitting Room: 5.92 x 5.05m (19'5 x 16'7)
- Utility: 3.02 x 2.18m (9'11 x 7'2)
- Boot Room: 3.73 x 3.15m (12'3 x 10'4)
- Patio

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhocom 2025. Produced for Stags. REF: 1217282



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	83
EU Directive 2002/91/EC			

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