



49 Berrynarbor Park Sterridge Valley, Berrynarbor

Ilfracombe

£195,000



49 Berrynarbor Park Sterridge Valley

Berrynarbor, Ilfracombe

Charming two-bedroom detached house in Berrynarbor, North Devon. Modern, low-maintenance, with terrace views, gardens, parking, and village amenities. Main residence only, no holiday lets.

Council Tax band: A

Tenure: Non-Traditional Tenure

- Located in Berrynarbor, a lovely country Village near the coast in North Devon.
- Private Garden and Terrace
- Off-Street Parking
- Low maintenance property
- Low Running costs
- Stunning views
- Sterridge Valley
- Close Proximity to Post Office and Community Shop
- Barnstaple Hospital within a 20-25 mins drive
- Good access to local Pubs, Cafes, Supermarket, Coastpath



This charming two-bedroom, two bathroom detached property is situated in the picturesque village of Berrynarber, North Devon, offering a wonderful blend of rural tranquillity and convenient access to local amenities.

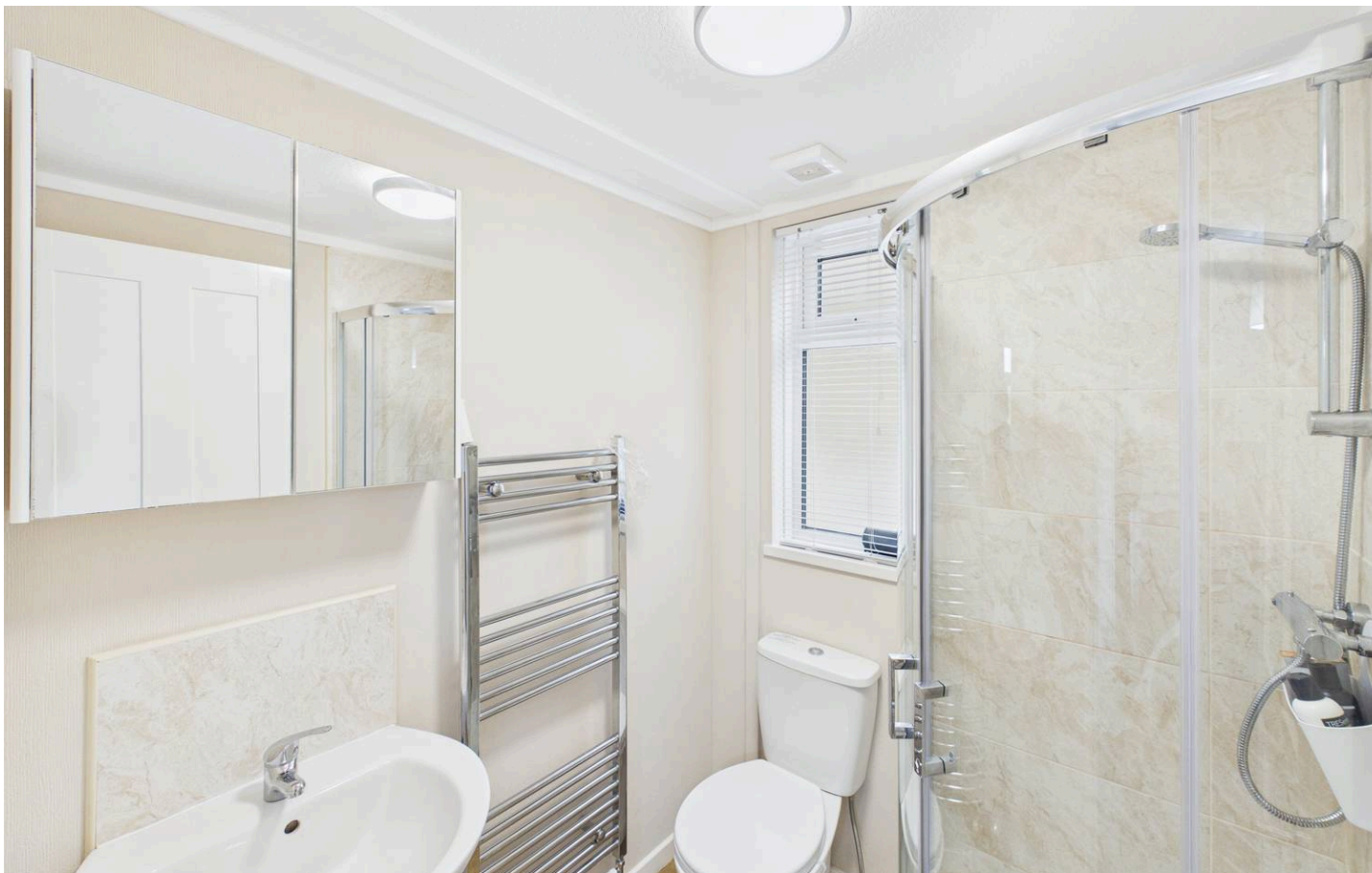
The property is thoughtfully designed for low maintenance and low running costs, making it an ideal choice for those seeking an easy-to-manage home or a peaceful retreat.

Inside, the accommodation is well-proportioned, with a welcoming living area that benefits from ample natural light that leads out on to a large terrace and enjoys stunning views across the fields and countryside creating a serene atmosphere throughout. The kitchen is modern, providing everything needed for comfortable day-to-day living, while both bedrooms are generously sized and offer flexible space for guests or a home office.

The house is positioned close to the heart of the village, placing you within easy reach of the local post office and community shop. For those who enjoy exploring, the nearby coast path provides excellent opportunities for walking and enjoying the beautiful North Devon scenery.



The lovely grounds and gardens are very well maintained by the estate ground staff and there is a very nice sense of community of residents. This is helped by the restriction that these homes can only be used as a main residence and not a holiday let and for people over 50 years of age.

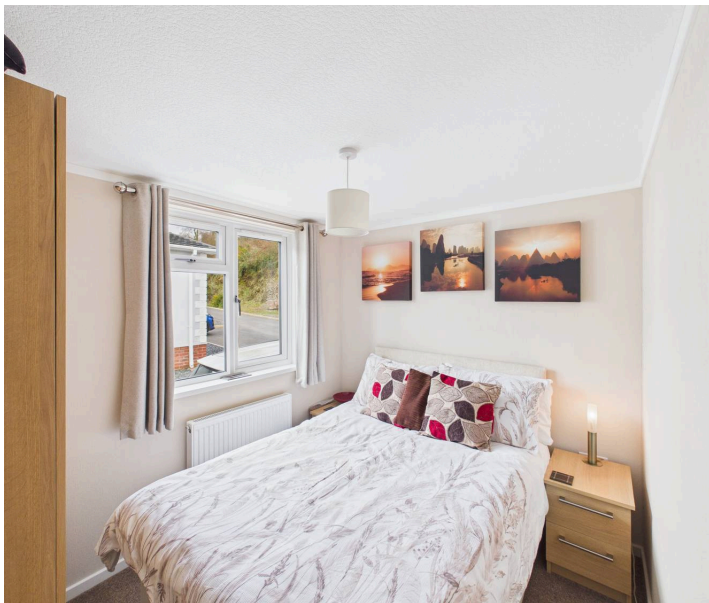


The property also benefits from off-street parking, ensuring convenience and security for residents and visitors alike. Healthcare needs are well catered for, with Barnstaple Hospital just a 20 to 25 minute drive away, providing peace of mind for families and retirees.

This delightful home delivers a rare combination of countryside charm, modern practicality, and accessibility to both essential services and leisure activities. This property is perfectly placed to enjoy all that the stunning North Devon region has to offer. As the property is designated a Park Home the sales process can be very quick and is straightforward.

A quote from one of the lovely neighbours about what a nice place it is to live:

Annie - "The million pound view for less than £200,000! Quiet friendly community for retirees, or early retirees. Easy access to local amenities including the Berrynarbor Community shop. Sea within walking distance. Dog friendly. Not overlooked and no traffic noise. Great village with lots of activities to join in with. Parking. Manageable gardens. Reasonable utility bills."



Pitch Fee: £312 per month

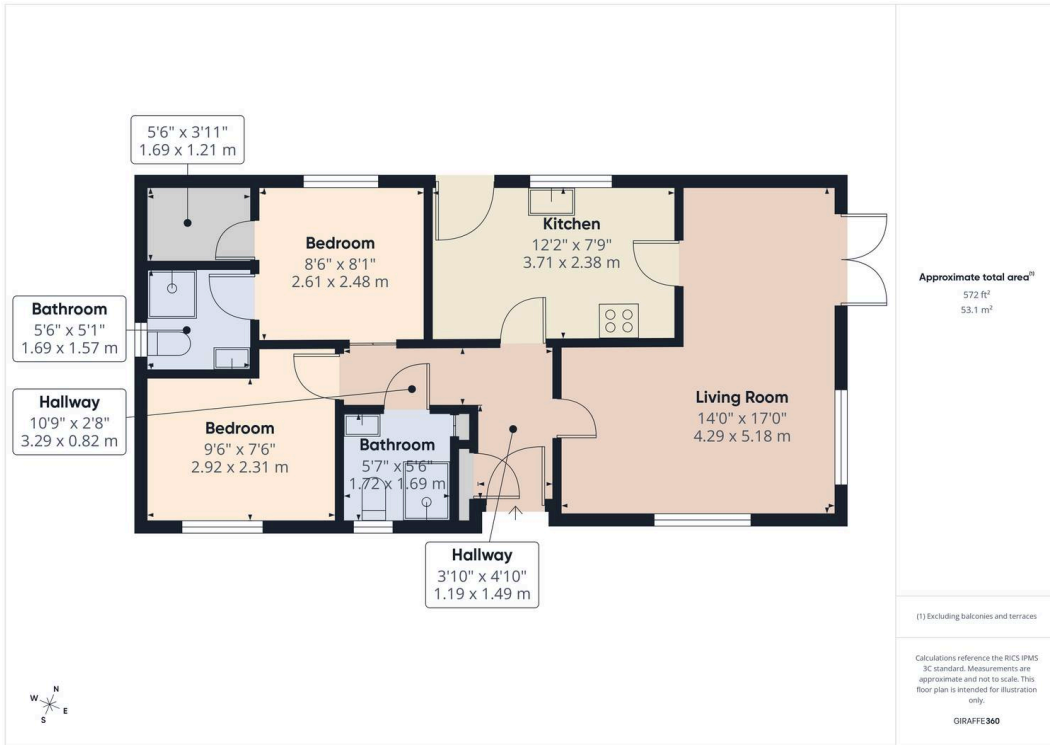
Council Tax: Band A

Water £141 per annum and Sewage £40 in 2025 approximately

Electric: £320 per annum in 2025 approximately

Gas: £600 per annum in 2025 approximately

Call us today to arrange a viewing.





Willmotts Real Estate Agents

01271 649 543 : hello@wreg.co.uk : www.wreg.co.uk

We've done our best to make sure all the details in this brochure are accurate and up to date. Measurements, images, and descriptions are provided for guidance and inspiration only – they're not part of any contract. We always recommend viewing the property in person to get the full picture. Availability and details may change without notice.

