Cleave House

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Barton Hill, Berrynarbor, Devon, EX34 9SP

Berrynarbor Village centre - a healthy walk. Watermouth Cove, beach & marina - 20 minute coastal walk

A well presented detached chalet-style residence with a substantial building - in an exclusive no-through road, on edge of a favoured village & commanding fine sea views

- Bright, spacious & versatile accommodation - including;
- Kitchen/Breakfast Room, Pantry, Utility Room
- Detached range of outbuildings covering 1664 sq ft
- Secluded garden featuring a Mediterranean courtyard
- No upward chain. Council Tax Band F
- Study/Hall, Large Sitting Room, Dining Room
- 3 Bedrooms & 2 Bathrooms. Gardener's WC
- Suitable for a variety of uses. Home & Income potential
- Internal viewing essential
- Informal tender date 20.11.26. Freehold

Offers In Excess Of £750,000

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SITUATION & AMENITIES

In terms of situation, Cleave House enjoys the best of all worlds – being located off an exclusive residential road close to the South West Coast Path, the beach and local amenities, which include The Sandy Cove Hotel, Restaurant & Spa (open to non-residents and just across the road). Watermouth Cove is within easy access, as are Berrynarbor village, Combe Martin, Ilfracombe and Exmoor National Park.

The sought-after village of Berrynarbor offers a community Post Office and store, 13th Century village inn, church and primary school - rated OFSTED Outstanding. The popular North Devon coastal village and beaches at Combe Martin are about 2 miles away, with Watermouth Bay being a similar distance. About 3.5 miles away lies the town of Ilfracombe - offering a wider range of amenities. The wide-open sandy surfing beaches in the
Woolacombe area can be reached in about 15 minutes by car. Exmoor National Park is also easily accessible.

Barnstaple - the regional centre - is 11 miles away and houses the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. At Barnstaple there is access to the North Devon Link Road (A361) leading through to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The area is well-served by excellent state and private schools, including the reputable West Buckland school. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

Cleave House comprises a detached chalet-style residence, which presents elevations of part stone and recently repainted render, with double glazed windows and doors, beneath a tiled roof. We understand that the core probably dates to the 1950s but the property has been remodelled over subsequent years.

The accommodation - which is bright, spacious, tastefully modernised and versatile - includes: on the Ground Floor - ENTRANCE HALL/STUDY, DINING ROOM, SITTING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, 3RD RECEPTION/BEDROOM 3 and BATHROOM. At First Floor level - LANDING, 2 further BEDROOMS and a SHOWER ROOM. There is an additional integral WC, which is approached externally.

The option of having a Ground Floor bedroom caters for those who cannot manage stairs - effectively future proofing the property, especially given the adjacent bathroom. This is also a perfect arrangement for visitors. Some of the principal rooms enjoy fine sea views, out to Hangman's Hill and over open countryside.

A particular feature is the LARGE DETACHED GARAGE - which was originally built as a commercial garage. It is large enough to accommodate four vehicles and has an inspection pit, hydraulic apparatus and compressor, as well as an oversized electric roller door and security alarm. An additional large workshop and solid fuel store adjoin the garage. The garage is considered ideal for housing cars, motorcycles, boats, motorhome/caravan/campervan, either domestically or commercially.

Alternatively, there is lapsed consent for conversion into two holiday lets, which could be adapted as ancillary accommodation or a separate residence - subject to planning permission. The building could work as a studio, offices, workshops to operate various businesses from - possibly as a veterinary practice, consultation rooms, art/craft, etc. In addition there is extensive parking, outside storage area and private gardens. The separate side access provides the potential to keep the garage building and its associated uses independent from the residential element.

ACCOMMODATION

GROUND FLOOR

Front door to STUDY/ENTRANCE–HALL – a double aspect room, one wall clad in wood. Multi-paned glazed door to DINING ROOM fireplace with fitted coal effect gas fire, slate surround, cupboard and TV plinth to right-hand side within arched alcove. INNER LOBBY with built in coats cupboard. Returning to the DINING ROOM a pair of multi-paned glazed doors lead into the SITTING ROOM. This very spacious double aspect room enjoys sea and Hangman hills views. There is a door to the FRONT GARDEN, fitted wood burner on slate plinth. INNER HALL with staircase to First Floor (described later). KITCHEN/BREAKFAST ROOM fitted with an excellent range of modern units by Sheraton in a grey gloss theme, topped by Italian extra-wide quartz work surfaces incorporating stainless steel sink unit. The kitchen flooring is solid hazelwood. There is plumbing for dishwasher, 5-ring gas hob with extractor hood within a painted brick arch. The brick theme continues and surrounds the NEFF oven and grill. There is shelved pantry and space for an American style fridge/freezer. There is a fitted breakfast bar in varnished timber. Half glazed door to UTILITY ROOM plumbing for washing machine, tiled flooring, half glazed door to GARDEN, fitted shelf unit. French doors from the kitchen lead out to the GARDEN and a substantial Indian sandstone patio. BEDROOM 3/3rd RECEPTION ROOM a spacious double aspect room. BATHROOM with 'P' shaped panelled bath with shower above,
pedestal wash basin, illuminated wall mirror above, low level wc, tiled walls, wood effect flooring.

FIRST FLOOR

GALLERIED LANDING with linen cupboard. BEDROOM 1 has views of the sea and Hangman's Hill, range of fitted wardrobes to one wall, two chests of drawers, two bedside cabinets, mirror fronted wardrobe, dressing table. BEDROOM 2 mirror fronted wardrobes to one wall incorporating shelving and hanging space, two chests of drawers, two bedside cabinets, fitted desk/dressing table unit. SHOWER ROOM shower cubicle with Triton shower unit,
wash hand basin with two drawers beneath, an additional two-drawer unit with an illuminated wall mirror, low level wc, heated towel rail/radiator, access to roof space.

OUTSIDE

The front of the property is approached from the road over a pillared in-and-out drive. The drive is on lower and upper levels, separated by a central wall featuring two coach lamps. This provides ample parking and turning space for the house. There is a SIDE DRIVEWAY to the left of the property, which could be self-contained as it leads to the garage building, as previously described. There is a pedestrian door at the rear, which leads to a further WORKSHOP/STORE. This has its own access door and adjacent to this there is a large WOOD STORE. To the right-hand side of the property is an enclosed dog-proof area of GARDEN - incorporating a vegetable bed.

To the rear of the dwelling is a substantial Indian sandstone TERRACE in a Mediterranean style, partially covered by a rustic PERGOLA. There is a gateway leading from this to a further concealed KITCHEN GARDEN and soft fruit area. There is a further open access to yet another sheltered and secluded hedge-enclosed lawned area, interspersed with fruit trees - including apple, pear, Cherry, Victoria plum, fig and crab apple, as well as herbs and raspberries.

All in all the GARDENS are arranged as a series of external 'rooms' and have been landscaped with ease of maintenance in mind. They are not only secluded, but from the terrace there are fine sea views - an ideal place for Alfresco dining, a glass of something and to watch the sun setting.

SERVICES

Mains electricity, gas and water. The gas boiler is about 4 years old. Drainage is to a private bio-disc filter system. A security alarm has been fitted.

METHOD OF SALE

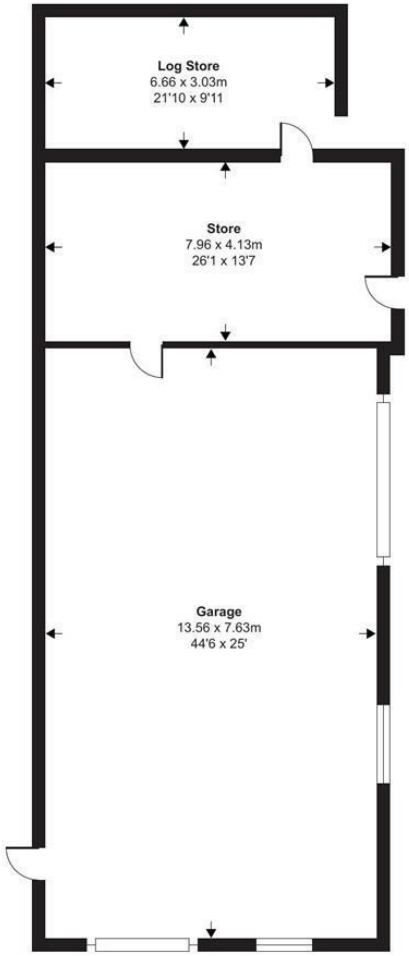
The property is offered for sale by Informal Tender. Tender forms are available on request by contacting Stags Barnstaple Office on (01271) 322833 or via barnstaple@stags.co.uk. The closing date is 20th November 2026 at 12noon.

DIRECTIONS

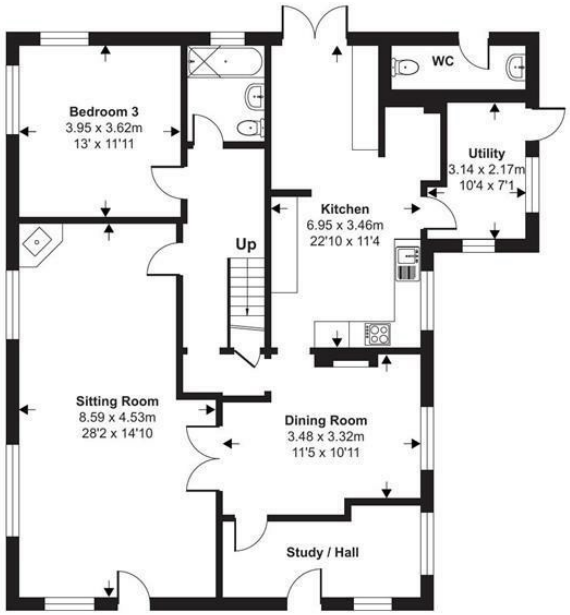
From the centre of Berrynarbor village with the church to your left, climb Barton Lane and continue for about ½ mile. As you reach the main coastal road, bear left towards Ilfracombe. After about ¼ mile bear right into Barton Hill and the property will be found within a short distance on the right-hand side.

Approximate Area = 1988 sq ft / 184.6 sq m
Garage = 1115 sq ft / 103.6 sq m
Outbuildings = 638 sq ft / 59.2 sq m
Total = 3741 sq ft / 347.4 sq m

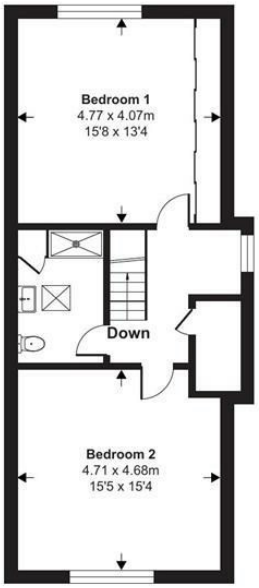
For identification only - Not to scale



Garage

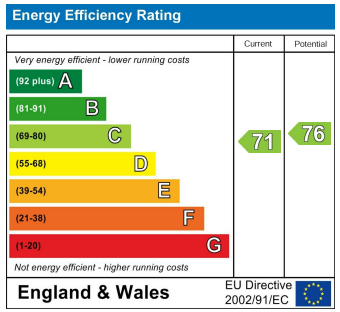


Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1522917



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