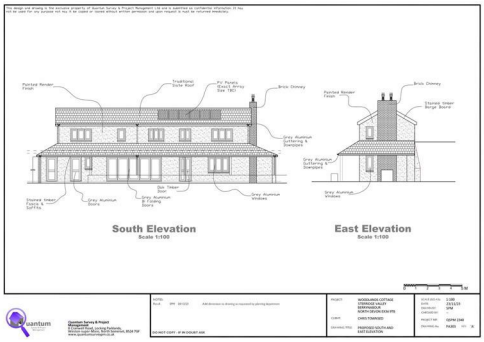
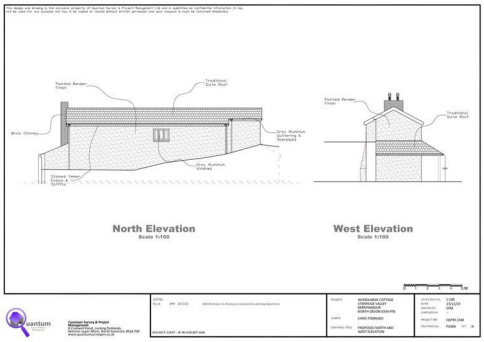


Woodlands Cottage

Woodlands Cottage, Sterridge Valley, Berrynarbor, Ilfracombe, Devon, EX34 9TB







Berrynarbor village - 5 minutes. The coast & beach at Combe Martin & Ilfracombe - 10/15 minutes. Exmoor 20 - minutes

A fire-damaged shell of a former two storey cottage with consent to demolish & replace, together with 0.4 of an acre in a peaceful & sought after woodland setting

- Freehold building plot
- 0.4 of an acre
- PP to demolish & replace existing shell
- Consent for a new cottage-style home
- Hall, Sitting Room, Kitchen/Diner, Utility
- Landing, 3 Bedrooms, 2 Bathrooms
- Detached barn/Workshop
- A rare opportunity
- Council Tax TBC
- Freehold

Offers In Excess Of £190,000

SITUATION & AMENITIES

Well detached, within a wooded setting in an elevated position on the side of the beautiful Sterridge Valley, with delightful views. Woodlands Cottage is in an idyllic, timeless and tranquil location, designated as an AONB, yet within easy access of village amenities. The village of Berrynarbor itself offers Community Post Office/General Store, 13th Century village Inn, church and village hall, as well as a well-respected primary school. The popular coastal village of Combe Martin is about 2 miles, and just outside the village are Watermouth Harbour and Broadsands beach. A little further afield – about 3 ½ 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 20 minutes by car. Exmoor National Park is also easily accessible. Barnstaple – the regional centre – is about 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 (A361) leading through to Jct.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 over 2 hours. The nearest international airports are at Bristol and Exeter. The area is well-served by excellent state and private schools, including the renowned West Buckland School.

DESCRIPTION

Woodlands Cottage is a fire-damaged shell of a former detached two-storey character cottage. Planning permission was obtained on 28th February 2024 under North Devon Council Planning Reference 77985 for demolition of this existing structure and for a new replacement cottage, which would offer the following accommodation: Ground Floor – ENTRANCE HALL, SITTING ROOM, KITCHEN/DINING ROOM, UTILITY/BOOT ROOM, PLANT ROOM. First Floor – LANDING, MASTER BEDROOM with ENSUITE, 2 further BEDROOMS, BATHROOM. There is an existing detached BARN/WORKSHOP - which is intact - and overgrown GARDENS of approximately 0.4 of an acre.

Elevation drawings and proposed floorplans of the new build are incorporated within these particulars for identification purposes only. All other supporting documentation can be viewed on the North Devon Council Planning Portal, using the Planning Reference for access.

SERVICES

The site benefits from mains electricity and water. There is a private water supply in terms of a well (this was never used by the owners, as there is a mains water supply). There is a shared septic tank situated on the neighbouring property (Woodlands House). Due to the age and condition of the septic tank, it is due to be renewed soon. A proportional percentage of the installation and ongoing maintenance costs will be charged to Woodlands Cottage.

SPECIAL NOTE 1

We understand that the property is Freehold, but that a neighbour has a right of way for horse and cart (but vehicular in effect) over the grass track which divides the house from the lower garden. The width of the right of way, at the corner of the workshop is at the minimum. In the event of the development reducing the width, a portion of the workshop would need to be removed to maintain the width of the right of way. We also understand that the access lane is initially a 'restrictive byway' and then owned by Middle Cockhill Farm, however the vendor has enjoyed unrestricted access for over 20 years, and is prepared to sign a statutory declaration or similar if required.

SPECIAL NOTE 2

There are three filtration tanks located in the floor of the base of what was a greenhouse (since removed) in the garden. These are for the filtration of a water supply piped from a stream. The occupants of Woodlands House have a right to access the tanks and associated pipes for maintenance.

SPECIAL NOTE 3

There is a small amount of Japanese knotweed at the bottom of the garden, below where a greenhouse was previously situated (the base is still in situ). This has had bi-annual herbicide treatment for the last 3 years, with the last treatment made on 24th July 2026. As the vendor previously treated Japanese knotweed professionally as part of his landscaping business, he has the required certification to treat with herbicide and, if required, will continue to offer this treatment post sale at no cost to the purchaser, until the knotweed has been eradicated. Similarly, until recently, there was bamboo growing in the bottom left-hand corner of the garden (when standing with ones' back to the cottage). This has recently been dug out due to a request from the owners of Woodlands House. Any subsequent regrowth will be herbicide treated and as per the Japanese knotweed – and if required – the vendor will continue to offer this treatment post sale at no cost to the purchaser, until eradicated.

VIEWINGS

Viewings are strictly by appointment please with the vendor's Sole Agents – Stags Barnstaple – (01271) 322833 or barnstaple@stags.co.uk
Viewers should be aware that this is a derelict building and enter at their own risk. They should also wear suitable footwear when visiting the site.

DIRECTIONS

From the centre of Berrynarbor village, take the Sterridge Valley road. Continue for about ½ a mile passing Pink Heather Holiday Cottages on your right. As the road bends round to the left, the entrance to Woodlands Cottage is on the right. The access is steep and one should take care driving up to the property. The end of the entrance is identified by our For Sale board.
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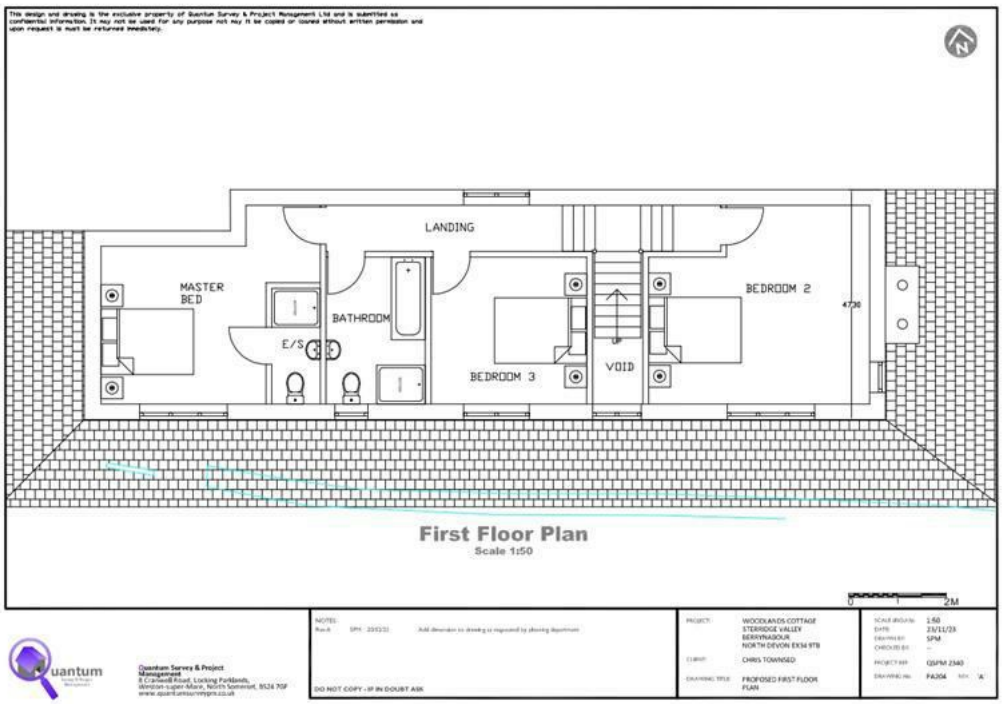


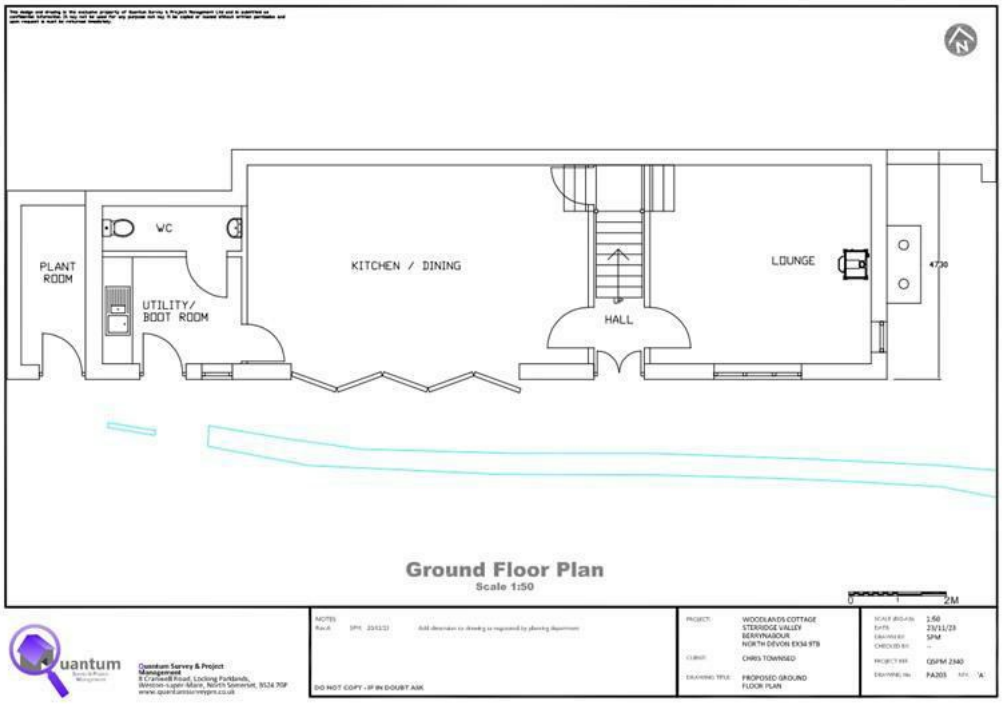




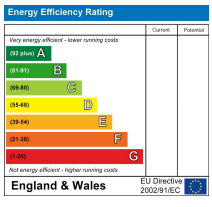








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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