turners



Stowford Farm Meadows

Berrynarbor, EX34 0PW

Price Guide £60,000

2 2 1





35 Higher Bridge Park, Stowford Farm Meadows

Berrynarbor, EX34 0PW

Price Guide £60,000

- Two Bedroom modern holiday lodge
- Composite decking with a built in hot tub
- Chain-free sale
- Situated on Stowford Farm Meadows Campsite
- Off-road parking
- On-site facilities
- Perfect holiday retreat
- All mains services

Property Description

Occupying an enviable position within the highly regarded Stowford Farm Meadows holiday park, this exceptionally well-presented and contemporary two-bedroom lodge offers a superb blend of modern comfort, stylish design and countryside tranquillity. Located just a short drive from the picturesque coastal towns of Ilfracombe and Combe Martin, as well as the award-winning sandy beaches of Woolacombe, the property is perfectly placed to enjoy everything North Devon has to offer, from dramatic coastal walks and surfing beaches to charming villages and stunning countryside.

Designed with both relaxation and practicality in mind, the accommodation centres around a stunning open-plan living space that seamlessly combines the lounge, kitchen and dining areas. A striking feature of the room is the floor-to-ceiling glazing, which not only floods the interior with natural light but also frames far-reaching countryside views, creating a bright and welcoming environment throughout the day. The spacious lounge area provides the perfect setting for entertaining guests or unwinding after a day exploring the local area, while the addition of a feature log burner offers a cosy focal point and enhances the lodge's year-round appeal.

The contemporary kitchen has been thoughtfully designed and is fitted with a range of modern units, quality work surfaces and integrated appliances, providing everything required for everyday convenience. The adjoining dining area offers ample space for family meals and social gatherings, further enhancing the property's open and sociable layout.

The accommodation comprises two generously sized double bedrooms, both benefitting from built-in storage solutions that maximise space and functionality. The principal bedroom enjoys the added luxury of a modern three-piece en-suite shower room, fitted with contemporary fixtures and finishes. The second bedroom is equally well-appointed and is served by a stylish three-piece family bathroom, creating flexible accommodation suitable for owners and guests alike.

Externally, the lodge continues to impress with a substantial wrap-around composite decking area, providing an ideal extension of the living space and a wonderful vantage point from which to enjoy the surrounding countryside. Offering ample room for outdoor furniture, dining and entertaining, the decking is perfectly suited to al fresco living during the warmer months. A built-in hot tub provides an additional touch of luxury, creating the perfect place to relax and unwind while taking in the peaceful surroundings.

To the rear, the property benefits from a low-maintenance garden area, allowing owners to spend more time enjoying the lifestyle on offer rather than undertaking upkeep. Further practical benefits include off-road parking for up to three vehicles, a rare and valuable feature within holiday park settings.

Park Information

Stowford Farm Meadows is a well-established holiday park set within approximately 500 acres of beautiful North Devon countryside, close to the popular coastal destinations of Woolacombe and Ilfracombe. Renowned for its peaceful rural setting and excellent on-site facilities, the park offers an indoor swimming pool, leisure amenities, bar, restaurant, entertainment venues, fishing lakes, children's play areas and a range of outdoor recreational activities. Surrounded by scenic walking and cycling routes and conveniently located near Woolacombe Beach and Exmoor National Park, Stowford Farm Meadows is a highly sought-after destination for holidaymakers, lodge owners and investors alike, combining countryside tranquillity with easy access to some of North Devon's finest coastal attractions.

Location

Berry Down is a picturesque rural hamlet in North Devon, surrounded by rolling countryside and enjoying a peaceful setting between the coastal resorts of Combe Martin and Ilfracombe. Renowned for its stunning scenery, walking routes and easy access to the North Devon coastline, Berry Down offers the perfect balance of countryside tranquillity and convenience. Residents and visitors can enjoy nearby sandy beaches, Exmoor National Park, coastal paths and a range of local amenities, making the area an ideal destination for those seeking a relaxed lifestyle, holiday retreat or investment opportunity in one of Devon's most scenic locations.

Agent Notes

-Current service & maintenance charge: £5,600 per annum which is reviewed annually
- Can use the property all year round
- Pets are allowed
- Can't currently holiday let the property but there are discussions to change this

Directions

Head North-East on High Street towards Oxford Grove. The High Street turns slightly right and becomes Portland Street. Continue onto Coronation Terrace/Hillsborough Road. At the traffic lights turn right onto New Barnstaple Road. At the roundabout, take the first exit and stay on New Barnstaple Road. At the end of the road turn left onto B3230. At the roundabout, take the first exit onto A3123. Continue along road and a sign for Stoward Meadow and be seen on your right hand side.

Once you have turned right into the park continue along the road. At the end of the road turn left and carry on down the hill and take your next left. follow this road where the property will be found on the right hand side.

What3words: senior.magma.tripling



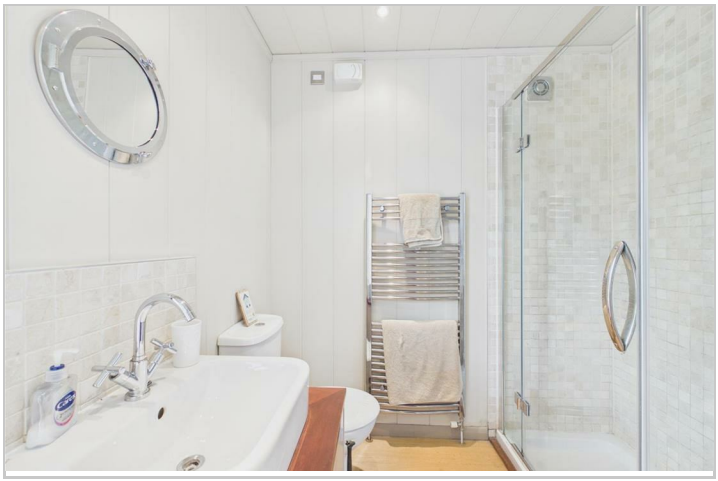


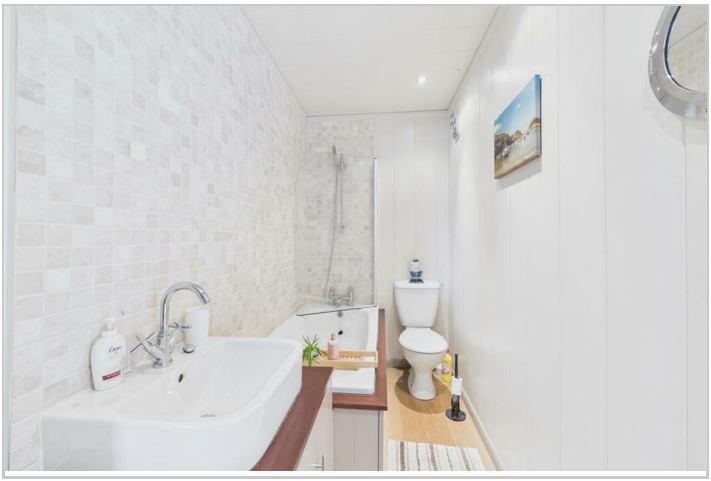












Road Map



Hybrid Map



Terrain Map



Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

135 High Street, Ilfracombe, Devon, EX34 9EZ
Tel: 01271 866421
Email: sales@turnerspropertycentre.co.uk
https://www.turnerspropertycentre.co.uk

Energy Efficiency Graph

