



Middle Lee Farm , Berrynarbor, EX34 9SD

£1,350,000





# Middle Lee Farm

Sterridge Valley, Berrynarbor, Devon, EX34 9SD

Middle Lee Farm is a beautiful 18th century Devon long-house set in three acres of gardens and meadows at the foot of the beautiful Sterridge Valley. As well as the four cosy holiday cottages. No longer a working farm the original farm outbuildings and the west wing of the farmhouse have been converted into four individual and characterful, self-catering holiday cottages. Their quirky upside down design ensures the living spaces enjoy unrivaled views of the local countryside.

The main residence comprises of six bedrooms, three reception rooms and two kitchens with the left wing of the property currently being utilised as a self contained annexe with two double bedrooms. This versatile home has a unique blend of modern style with characterful original features including three log burners.

The grounds consist of a covered barn with an abundance of leisure activities, laundry facilities, a stunning orchard, luscious meadows, private landscaped gardens with pond and summerhouse, a child's play area, a paddock and a variety of outdoor seating areas.

Berrynarbor is a postcard village that sits less than a mile from the rugged North Devon coastline, close to the larger village of Combe Martin and the coastal town of Ilfracombe which is just 4 miles away. The village amenities include Ye Olde Globe Inn pub, church, primary school, small community post office and a general store.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside. perfect for avid walkers.



£1,350,000

No Onward Chain



## The Devon Long-House:

A beautifully restored 18th Century Devon Longhouse, brimming with character and charm, yet thoughtfully modernised to create a wonderfully versatile home. Blending timeless period features, including exposed beams, original fireplaces, and rustic detailing with contemporary comforts and stylish finishes, this exceptional property offers an enviable lifestyle in the heart of Devon.

The expansive accommodation is arranged across two distinct wings, currently configured as a substantial four-bedroom family home with a self-contained annexe named "The Dairy" featuring two double bedrooms. Perfect for multi-generational living, guest accommodation, or potential holiday let income.



### **The Granary:**

A charming two-bedroom holiday cottage (sleeps up to 5 guests) brimming with character. Featuring beautiful beamed ceilings throughout, this cosy retreat offers one double bedroom and one twin bedroom, making it ideal for couples, families, or friends. Outside, a private sun terrace provides the perfect setting for al fresco dining or a relaxing drink in the sunshine. Guests will also benefit from convenient on-site parking.

### **The Harrow:**

A delightful open-plan holiday cottage that comfortably sleeps 4/5 guests. The accommodation includes a spacious double bedroom and a twin bedroom, with additional flexibility for a fifth guest. The bright and airy living space opens out onto a private sun terrace, ideal for relaxed outdoor dining or soaking up the sun. With convenient parking on site, The Harrow makes a perfect base for a family getaway or a break with friends.

### **Externally:**

Set within 3 acres of idyllic countryside, the grounds of this charming property offer a perfect blend of beauty and versatility.

Sweeping meadows and a well-maintained paddock provide space for grazing or recreation, while mature trees and wildflower borders create a haven for wildlife. Multiple outdoor seating areas are thoughtfully positioned to enjoy the surroundings, ideal for both relaxation and entertaining. Private landscaped gardens enjoy a pond, delightful summerhouse and a paved seating area, perfect for Al-fresco dining.

A dedicated children's play area adds a family-friendly touch, and a flourishing orchard. Altogether, the grounds offer an exceptional lifestyle in a peaceful rural setting for owners and guests alike.

### **The Barn:**

A cosy one-bedroom holiday cottage sleeping up to 3 guests. Featuring a charming stable door, the open-plan layout offers a welcoming space to relax. Guests enjoy convenient parking, a private grassed garden and access to an outdoor seating area, perfect for soaking up the fresh air.





### The Plough:

The cottage offers a welcoming blend of comfort and style, perfect for a relaxing countryside escape. Sleeping up to six guests, the cottage features a double bedroom and a twin bedroom, with a sofa bed in the lounge to accommodate additional guests. The open-plan living area creates a light and sociable atmosphere, leading out to a private sun terrace, an ideal spot for Al fresco meals or a quiet morning coffee. On-site parking is provided for added convenience.

### Additional facilities:

Guests can also enjoy a range of fantastic shared facilities on site. A central laundry room is available for added convenience during longer stays. The covered barn has been thoughtfully converted into a games room, offering hours of fun with table tennis and table football. For outdoor dining, additional BBQ areas are dotted around the grounds, where guests can relax and take in beautiful valley views.



### Directions:

Proceeding from our office in an easterly direction and heading out of Ilfracombe on the main A399 road towards Combe Martin. Continue on this road for approximately 3 miles before turning right into the village of Berryarbor immediately opposite the Sawmills Public House. Follow the road into the centre of the village taking the first right hand turn sign posted Sterridge Valley and continue until Middle Lee Farm appears on the right hand side.



Floor Plans



Main Residence, The Granary & The Dairy



The Harrow & The Plough



The Barn



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>64</b>               | <b>81</b> |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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