



Brambly Hedge Barton Lane, Berrynarbor, ILFRACOMBE, Devon, EX34 9

John
Smale & Co.
Chartered Surveyors | Residential & Commercial Consultants





Brambly Hedge Barton Lane, Berrynarbor, ILFRACOMBE, Devon, EX34 9SU

Offers in Excess of £480,000

A property located in a stunning elevated position with views across the sea to South Wales and the countryside. Surrounded by fields giving a private residence. Approached via a private sloping drive up to a parking area and single garage. Terraced lawn to the front with surrounding mature trees and shrubs with flower beds. Entrance into hallway with rooms off. Spacious lounge with the benefit of sea views. Dining room, kitchen/breakfast room, family bathroom. Master ensuite bedroom and 3 further bedrooms. Electric heating. Double glazed windows. To the rear is an enclosed patio area. Lawned sloping garden with outlook over the top of the bungalow towards South Wales and over fields.

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Spectacular Sea Views
4 Bed Bungalow
Large Gardens
Recently Refurbished
Private Driveway
Parking
Garage
Private Location
Great Opportunity

Sliding Double Glazed Front Door into LOBBY

Inner Double Glazed Front Door into HALLWAY

Loft access

LOUNGE

5.77m x 4.06m (18' 11" x 13' 4") Spacious room with excellent views over sea towards South Wales.

Double Door into DINING ROOM

2.92m x 3.25m (9' 7" x 10' 8")

KITCHEN/BREAKFAST ROOM

3.35m (max) x 5.92m (11' 0" x 19' 5") Room on two levels, one area ideal for a breakfast room with back door. Lower level with cupboards and drawer space for appliances. Needs modernisation.

BATHROOM

4.92m x 2.08m (16' 2" x 6' 10") Bath, Bidet, W.C. Walk in shower

BEDROOM 1/ENSUITE

3.81m x 3.74m (12' 6" x 12' 3") . Views out towards sea and countryside.

ENSUITE with walk in shower, W.C and sink.

BEDROOM 2

3.24m x 2.77m (10' 8" x 9' 1")

BEDROOM 3

2.81m x 2.1m (9' 3" x 6' 11")

BEDROOM 4/STUDY

2.24m x 2.62m (7' 4" x 8' 7")

OUTSIDE

The property is approached via a long private driveway leading up to a spacious private front garden with turning area. Single Garage. Terraced lawned area with spectacular views over countryside and out over the sea towards Wales. Steps up to front door. Large terrace area. Rear private terrace. Rear lawned garden on hillside also with amazing views.

PROPERTY FACTS

Vendor Position - No Chain

Approx Size Sq.Ft - Approx 1300 sq.ft

Age of Property - 1960s

Listed - No

Distance to Nearest Town - Ilfracombe 4 miles,
Combe Martin 2 miles

Distance to Nearest Medical Centre - Combe Martin
2 miles

Distance to Nearest Primary School - Combe Martin 2
miles

Distance to Nearest Secondary School - Ilfracombe 4
miles

SERVICES

Mains Electricity, Septic Tank Drainage, Gas
Available but not connected

Council Tax Band E

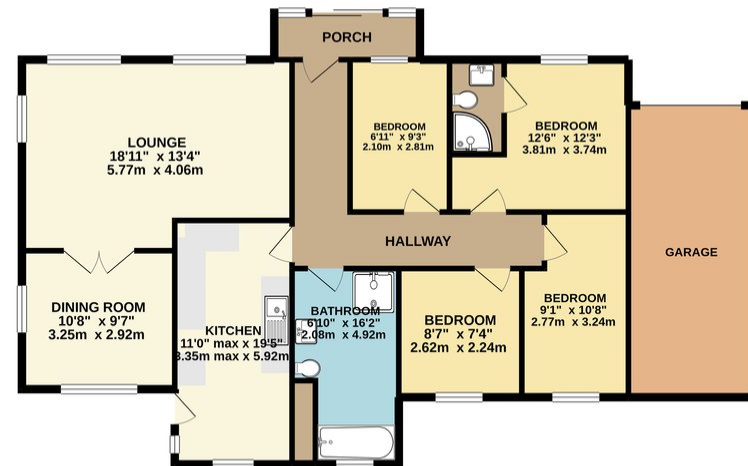
EPC Rating - To be advised

DIRECTIONS

Drive to the top of Barton Lane. The drive for Brambly Hedge is on the right hand side behind another bungalow. Proceed up steep driveway to the property. Entrance is adjacent to a field entrance just before the red letter box on the right. Please Note: Large cars should initially park at the bottom. The drive is tight.

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GROUND FLOOR
1284 sq.ft. (119.3 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.
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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



