



Prospect, Birdswell Lane, Berrynarbor, Ilfracombe, Devon, EX34 9SF









Prospect, Birdswell Lane, Berrynarbor, Ilfracombe, Devon, EX34 9SF

Auction Guide Price £250,000

A detached 1930's bungalow enjoying splendid views over the wooded valley to the coastline with the Welsh coast in the distance set in sloping gardens of about a third of an acre.

Berrynarbor is a sought after picturesque village of much charm and character on the North Devon coast in an area of outstanding natural beauty. The village provides a community run general store and post office, historic church and a lively community spirit with restaurants nearby. The Victorian resort town of Ilfracombe is only 4 miles distant and the seaside village of Combe Martin 3 miles. Barnstaple, the regional centre of North Devon is 14 miles and the M5 is easily accessed at junction 27 at Tiverton about 50 minutes by car. Well known beaches at Woolacombe, Croyde and Saunton are close by as is the rugged beauty of Exmoor National Park.

Of interest to builders and developers, this is an opportunity to create a "Grand Designs" home that enjoys far reaching views over its own gardens, towards the sea and the Welsh coast. It currently contains the following accommodation but for the most part is in need of renovation and restoration, although the kitchen and shower room are in reasonable condition on the ground floor. Whilst on the first floor, a large open-plan living space has been created with Velux windows and an en-suite shower room.

Although there is a good size sloping garden of approximately a third of an acre with greenhouse and fruit trees it should be noted that AN ADJOINING GARDEN PLOT is also For Sale by auction on the same date (unless previously sold).

# Prospect, Birdswell Lane, Berrynarbor, Ilfracombe, Devon, EX34 9SF

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Auction Guide Price £250,000

For Sale By Public Auction (Unless Previously Sold) on Friday 20th June At 3.00 pm

An Ideal Opportunity For Builders, Developers And Speculators  
Superb Views

Set In Sloping Gardens Of About 1/3 Of An Acre

Detached 1930's Bungalow

2 Bedrooms

First Floor Open Plan Living Space/Bedroom

Additional Plot Of Land Adjoining For Sale By Auction On The Same Day



## Entrance Side Porch

In a dilapidated state.

## Living Room

23' 5" x 16' 6" (7.14m x 5.03m) With two large windows enjoying superb views.

## Kitchen

12' 11" x 9' 1" (3.94m x 2.77m) With some base units.

## Inner Hall

## Shower Room

With double shower, basin, W/C and tiled floor.

## Utility

## Bedroom One

11' 10" x 11' 11" (3.61m x 3.63m)

## Bedroom Two

11' 10" x 11' 0" (3.61m x 3.35m)

## Bedroom Three

9' 1" x 11' 3" (2.77m x 3.43m)

## First Floor

## Bedroom Four

38' 0" x 15' 0" (11.58m x 4.57m) With four Velux windows, under eaves storage.

## En-Suite Shower Room



## Outside

Birdswell Lane runs from the centre of the village beyond the church and initially is an adopted road. "Prospect" is where the adopted road becomes un-adopted where frontages contribute towards the maintenance costs. At the front of the property is a car parking area and tumble-down garage.

The gardens, with mature hedge boundaries, slope away from the bungalow and include three mazzard trees and extend to approximately a third of an acre.

## For Sale By Public Auction

Guide Price £250,000. The property is to be offered For Sale by Public Auction on Friday 20th June at the Barnstaple Hotel, Braunton Road, Barnstaple, Devon, EX31 1LE at 3.00 pm (unless previously sold).

## Buyers Administration Fee

In addition to the 10% deposit payable on exchange of contracts, the purchaser will be required to pay a fee of £750.00 (plus VAT) which can be paid by separate cheque or added to the deposit.

## Deposit

To comply with the latest Money Laundering Regulations, we can no longer accept either a personal cheque or bankers draft. Instead you will have to put your Solicitors in funds BEFORE THE SALE for the 10% deposit, which if you are the buyer will be transferred to the seller's Solicitors.

## Money Laundering Regulations

Due to the change to Money Laundering Regulations for buying and selling at auction, we are now required by law to ID everyone who offers, bids or buys at auction.

## Solicitors

Slee Blackwell Solicitors, 10 Cross Street, Barnstaple, Devon, EX31 1BA. Tel: 01271 349 943.  
Ref: Louise Langabeer

## Auction Pack

Available Upon Request.

## Out Of Office Enquiries

Please contact Andrew Levick - Auctioneer on 07766 831 785.

## SERVICES

Services: Mains services of water and electricity are connected. Private drainage.

Council Tax Band: C.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: E.

## DIRECTIONS

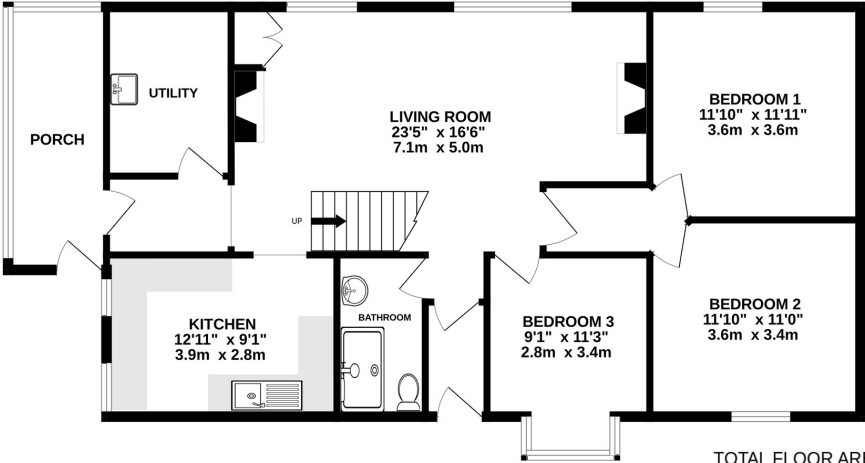
To locate the property, follow Sat Nav EX34 9SF.

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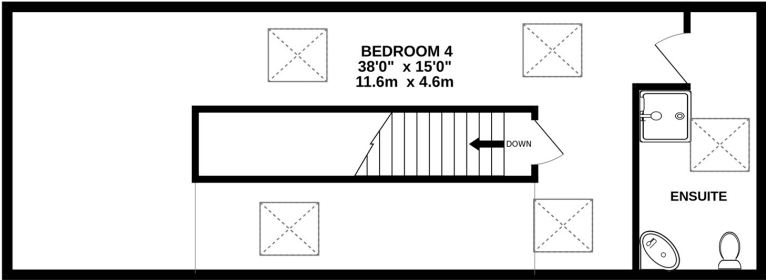


GROUND FLOOR  
1048 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.3 sq.m.) approx.  
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1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



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