



Easter Court, Easter Court, BERRYNARBOR, EX34 9SX

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Easter Court, Easter Court, BERRYNARBOR, EX34 9SX P.O.A.

7 bedroom barn conversion set in a fantastic position with views down the valley. An opportunity to use as a large family home or as a business holiday let. Set in its own private gardens, extends to approximately 4,000 sq ft with double garage, swimming pool, tennis court and Astro turf football pitch.

Access is down a sweeping block paved driveway that leads to a spacious decking area, with double garage. Impressive open plan entrance hall, with stairs up to an open plan kitchen/dining, lounge area that can be separated by bi-fold doors. The lounge is particularly impressive with an open ceiling, large windows and impressive feature wood burner, Utility room, separate W.C and store to rear. On the ground level are two En-suite bedrooms and a third bedroom that the family used as a study. Upstairs are two further En-suite double bedrooms, large master bedroom with open aspect to a lounge. Main bathroom with oval bath and walk in shower room. Further bedroom or store room. Overall an impressive property set in a beautiful location. With the added benefit of underfloor oil central heating and good quality fittings throughout.

The garden is picturesque and benefit from the surrounding countryside. Plenty of land and patio area. The swimming pool is positioned well to enjoy a sunshine barbeque. To the side is a large store/workshop and additional car parking. Then at the rear a large Astro turf football pitch. Viewing recommended.

The Sterridge Valley is located within Berrynarbor, an award winning and timeless village full of charm and character. There are fabulous walks all around and Watermouth Harbour and Hele Bay are only a short drive away. Within a 20 minute drive are the large sandy beaches of Woolacombe and Putsborough and you can also stroll to fantastic village pubs or possibly do a spot of fishing at the nearby Mill Park, where as well as the lake are additional leisure facilities. Barnstaple, the regions centre with a wide range of amenities and attractions is approx. 14 Miles away.

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Substantial Barn Conversion
7 Bedrooms
Large Open Plan Living Areas
Approximately 400 sq ft
Large Garden
Swimming Pool
Tennis Court
Football Pitch
Hot Tub
Double Garage
Letting Business Opportunity

Ground Floor

Entrance

Part glazed and wooden front door into:

Entrance Hall

Spacious open plan area with tiled floor. Velux windows providing excellent light.

Steps up to doors lead into:

Kitchen/Dining Room

6.61m x 9.51m (21' 8" x 31' 2") max

Large open plan area with substantial dining area with open plan to modern fully fitted kitchen, high and low cupboard and drawers, integrated oven and microwave, one and a half bowl stainless steel sink. Off from the dining area is a cosy lounge area with outlook to with Velux windows providing light.

Lounge

5.40m x 6.50m (17' 9" x 21' 4")

Large impressive spacious room with floor to ceiling windows to one side, large impressive wood burner. Open ceiling to roof.

The kitchen leads off to Separate W.C.

Utility Room

3.74m x 2.70m (12' 3" x 8' 10")

Integrated sink and cupboard store. Plumbing for washing machine. Boiler. Space for tumble dryer. Rear door.

Store Room

Rear door access.

From the hallway by entrance back down to:

Lower Ground Floor

Bedroom One/Study

4.95m x 3.65m (16' 3" x 12')

Room currently used as a bedroom but could be used, and was previously used, as a study.

Bedroom Two

5.07m x 4.10m (16' 8" x 13' 5")

Large double bedroom with outlook across the countryside.

En-Suite

Walk in corner shower, W.C and sink.

Bedroom Three

4.79m x 5.06m (15' 9" x 16' 7")

Large double bedroom with door leading out to patio and pool area.

En-Suite

Walk in shower; W.C and sink with cupboard under.

Half Landing

Landing

Extensive landing looks down onto entrance hall.

Bedroom Four

4.91m x 5.05m (16' 1" x 16' 7")

Double bedroom.

Bathroom

2.98m x 2.22m (9' 9" x 7' 3")

Corner bath unit with shower over, W.C, roll top sink with mirror.

Bedroom Five

5.08m x 3.32m (16' 8" x 10' 11")

Double bedroom with excellent views down the valley.

First Floor

Bathroom

2.28m x 2.95m (7' 6" x 9' 8")

Large walk in shower, oval shaped stand alone bath, oval sink with drawer under.

Bedroom Six

4.33m x 6.93m (14' 2" x 22' 9")

Extensive double bedroom with looking over lounge.

Seperate W.C.

Airing cupboard.

Bedroom Seven

5.01m x 2.66m (16' 5" x 8' 9")

Store Cupboard

2.39m x 2.57m (7' 10" x 8' 5")

Garden

Gated entry, down a long paved driveway leading to a large paved parking area with paved area leading to front door, surrounded by raised banks and flower beds. Double garage. To the side is an extensive paved and patio area enjoying the fantastic view down Berrynarbor valley. A large shed housing a hot tub. Swimming pool with surrounding grassed area. Outside pool store. Large gravelled area with central chimenea. Excellent views down the valley. Large lawned area. Off from the driveway is a more extensive garden, large wooden store for mower and similar and tool shed. Hard tennis court. Beyond the tennis court the garden continues up a slight hill with lawned area, surrounded by mature bushes and trees. Summer house. Impressive Astro football pitch! A fantastic pitch with views.

SERVICES

Mains connected Oil, Electric and Water

Council Tax Band G

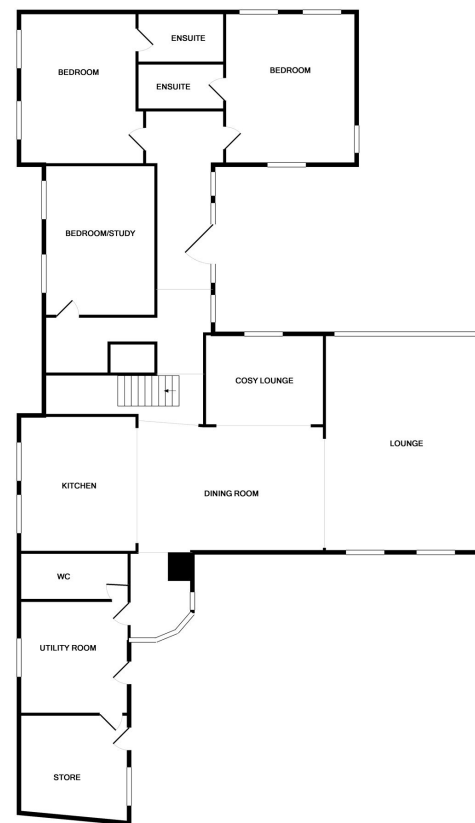
SERVICES

DIRECTIONS

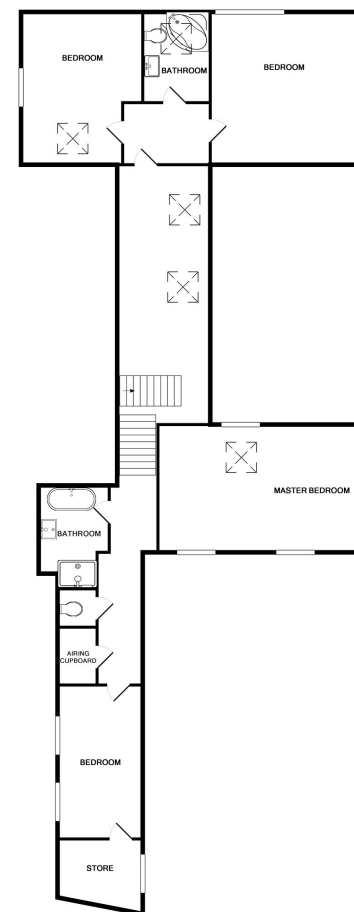
DIRECTIONS - The property is situated at the top of Castle Hill. Find your way to the centre of the village. From the central square head up the hill but bear right into Castle Hill, go past the village shop. Carry on up the hill as the road turns right, bear left and Easter Court will be found on your left.

DIRECTIONS

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Contact us now for information on all of our other
services including
Residential and Commercial Lettings,
Property Management, Commercial Property Sales,
Probate Valuations, Independent Financial Advice,
Energy Performance Certificate's, Auctions and New
Homes.*



GROUND FLOOR
 APPROX. FLOOR
 AREA 2498 SQ. FT.
 (231.9 SQ. M.)
 TOTAL APPROX. FLOOR AREA 4164 SQ. FT. (386.9 SQ. M.)
 Made with Metropix 12/21/18



1ST FLOOR
 APPROX. FLOOR
 AREA 1688 SQ. FT.
 (156.8 SQ. M.)

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.

