



Amberleigh House, Berrynarbor, Devon, EX34 9TF





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Guide £1,000,000

Occupying an elevated position and enjoying commanding sea views over Combe Martin Bay. This individual detached property offers spacious and versatile accommodation throughout. All rooms enjoy outstanding views of coast and country and the property provides bright and spacious accommodation throughout.

The property comprises entrance lobby and hallway leading to a bright and airy open plan living room and conservatory/sun lounge area. Large Kitchen/Breakfast room with central island and underfloor heating. French doors provide access to outside with stunning views of the garden. There is also the benefit of a Utility room. A bedroom with ensuite shower room on the ground floor provides ideal accommodation for guests.

The First Floor has a Master Bedroom with "Juliet" balcony and Ensuite Shower room. There are two further bedrooms and a family bathroom, with "Jacuzzi" bath. The First Floor also has an upstairs living room, with "Juliet" balcony to enjoy the best of the spectacular views. There is a brick beamed fireplace with built in woodburner.

The outside of the property provides parking for up to 4 cars. A secondary access at the bottom of the garden provides an additional gravelled parking area. There is a detached double garage with power and light. A galleried sun deck and covered terrace provide ample space for entertaining. Landscaped gardens of just over half an acre provide numerous areas for relaxing and enjoying the spectacular sea views.

The property is within an area of outstanding natural beauty, close to the border of Combe Martin and adjacent to the South West Coast Path providing walks with unrivalled views. Just five minutes by car is Combe Martin beach and village offering a variety of shops catering for day to day needs. Berrynarbor village centre itself is also a five minute drive and the property is about a 10 minute drive from the coastal town of Ilfracombe.

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Immaculately presented Four Bedroom Detached House
Refurbished to a high standard throughout
Landscaped gardens and ground of just over half an acre
Four bedrooms, Three Bathrooms, including on the ground floor.
Double Garage & Driveway Parking For Several Cars
Versatile accommodation with large reception rooms
Close to local amenities and nearby walking on Coastal footpaths
and Exmoor
Wonderful views overlooking Combe Martin Bay, Exmoor and
Coastline



Ground Floor

Front Door to Entrance Lobby/Entrance Hall

Cloakroom

With low level WC, wash hand basin, cupboard under, half tiled walls, extractor fan

Living Room

4.93m x 5.61m (16' 2" x 18' 5") A spacious triple aspect room with French doors to covered terrace area.

Sun Room/Conservatory

2.49m x 3.92m (8' 2" x 12' 10")

Kitchen/Breakfast Room

4.80m x 7m (15' 9" x 23' 0") Benefitting from a large central island, marble effect stone tiled floor and underfloor heating. The kitchen comprises of an extensive range of wood effect units, glass fronted display cabinets and ample worksurfaces. Integrated appliances.

Utility Room

1.42m x 2.88m (4' 8" x 9' 5") With matching units and half glazed door to outside. Underfloor heating. Walk-in cupboard housing hot water cylinder and wall mounted gas fired boiler for central heating and domestic hot water,

Bedroom Four

4.38m x 3.16m (14' 4" x 10' 4") with door to pretty outside courtyard area. Ideal for guests.

En-Suite Bath/Shower Room

1.96m x 3.45m (6' 5" x 11' 4") Fully tiled with bath, separate shower, low level w.c, pedestal wash hand basin, heated towel rail/radiator and extractor fan.

First Floor

Galleried Landing

Lounge

4.94m x 7.34m (16' 2" x 24' 1") Spacious, triple aspect room with a bright and airy feel, being triple aspect with French doors to "Juliet" balcony affording the best views across to the gardens and sea beyond. Attractive brick fireplace with beam above and fitted multi-fuel burner. Quirky port hole window.

Bedroom One (Master)

4.17m x 4.70m (13' 8" x 15' 5"). Impressive Master bedroom with fitted wardrobes and built in storage cupboards. French doors to Juliet balcony affording the best views .

En-Suite Shower Room

3.04m x 1.39m (10' 0" x 4' 7") With low level w.c, pedestal wash hand basin, separate walk in "massage" shower, heated towel rail and extractor fan.

Bedroom Two

3.18m x 3.47m (10' 5" x 11' 5") Single aspect to Rear Garden

Bedroom Three

3.15m x 3.21m (10' 4" x 10' 6") Double aspect to Rear Garden

Family Bathroom

2.24m x 2.20m (7' 4" x 7' 3") Bath (with jacuzzi) and shower above. Low level w.c, pedestal wash hand basin, heated towel rail and extractor fan.

Outside

The outside of the the property is accessed via a 5 bar wooden gate opening to a gravelled drive which provides parking for up to 4 cars. A secondary access at the bottom of the garden provides an additional gravelled parking area.

A detached double garage with galleried sun deck above and covered terrace provides ample space for entertaining. All having power and light connected.

Landscaped gardens of just over half an acre provide numerous areas for relaxing and enjoying the spectacular sea views. There is even an upper pathway leading to "The Crow's Nest" with elevated sea views.

The gardens provide numerous seating areas, water features and fish pond and the garden is planted with a wide variety of shrubs and trees.

SERVICES

Mains Connected. Electric, Water, Gas Fired Central Heating.

Private Drainage.

Current Council Tax: F

EPC: C

Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

DIRECTIONS

Directions

Taking the coast road from Combe Martin to Ilfracombe. On leaving leave Combe Martin climb the hill and Newberry Close is towards the top on your right hand side. The property can be seen as the first property on the left.

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