



Parsons Pightle Sterridge Valley, Berrynarbor, Devon, EX34 9TB





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Guide Price £595,000

Set at the foot of the Sterridge Valley, a haven for wildlife, flora, and fauna, on the outskirts of the award winning picturesque village of Berrynarbor, an extensively refurbished modern detached bungalow set in mature grounds of about a 1/4 of an acre with ample car space and a 30' garage.

The bungalow has been the subject of considerable recent updating including new electrics and solar panels which are already realising cost savings. The kitchen and bathroom were re-designed and installed in 2023 as was the new double glazing. There is extant planning consent for a rear single storey addition, a two bedroom and bathroom first floor addition, as well as permission to extend the front garage. A particular feature is the extensive deck to the front of the bungalow, which provides a perfect setting to take in the breathtaking vistas and for watching the deer and free range cattle as they graze on the hill across from the house. It's great, too, for sitting out at night star gazing and shooting star spotting, free from any light pollution.

Adjacent to the bungalow is a newly refurbished studio annexe comprising a roomy sitting room/bedroom, a newly fitted kitchen and a shower room - perfect for guests or income from Air BnB or letting purposes.

Berrynarbor is a charming village with a general store, church and inn. The community owned Manor Hall hosts a wide variety of activities, from badminton and wine club to afternoon teas and craft dates. The local pre/infant/junior schools are rated excellent. Berrynarbor is handily located for the well known Victorian resort town of Ilfracombe with a wide range of facilities as well as the coastal small town of Combe Martin. Places of interest nearby include Broadsands Cove, Watermouth Castle and marina, Combe Martin Wildlife Park, golf courses at Ilfracombe and Saunton and the rugged beauty of Exmoor National Park.

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Attractive 3 Bedroom Detached Bungalow
Separate Self Contained Annexe
Lovely Mature Gardens
Lounge with Wood Burner And Adjoining Decking
Newly Fitted Kitchen & Shower Room
Recently Re-Wired
New Double Glazing And Insulation
Garage And Additional Parking
Excellent Rental Potential
Extensive Planning Permission
Lovely Views And Setting
1/4 Of A Mile From Berrynarbor Village



Entrance Porch

Entrance Hall

Lounge

14' 7" x 12' 10" (4.45m x 3.91m)

Decking

Kitchen / Diner

18' 4" x 9' 8" (5.59m x 2.95m)

Bedroom One

11' 10" x 10' 11" (3.61m x 3.33m)

Bedroom Two

11' 11" x 9' 7" (3.63m x 2.92m)

Office / Bedroom Three

2.69m x 2.29m (8' 10" x 7' 6")

Shower Room

8' 9" x 5' 5" (2.67m x 1.65m)

ANNEXE

Living Room

12' 9" x 9' 5" (3.89m x 2.87m)

Kitchen

8' 10" x 7' 10" (2.69m x 2.39m)

W/C

Outside

Parsons is nestled in gardens that extend about a 1/4 of an acre. To the front, there is a shared access two car drive with a large extended 30ft garage. To the side of the property, is a further gated gravel drive that can accommodate 3 cars. The gardens are bordered by well established hawthorn, hydrangea and laurel hedgerows. They boast apple, plum, pear, cherry trees and a variety of lavender borders and old English roses, as well as a greenhouse, log store and shed.

Garage

Sellers Comment

Sterridge is a truly magical setting and we have been blessed to live here. The community are wonderful. We feel privileged to have been able to spend part of our lives here.

SERVICES

Services: LPG Gas, Electric and Water.

Council Tax Band: D.

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

EPC Energy Rating: D.

DIRECTIONS

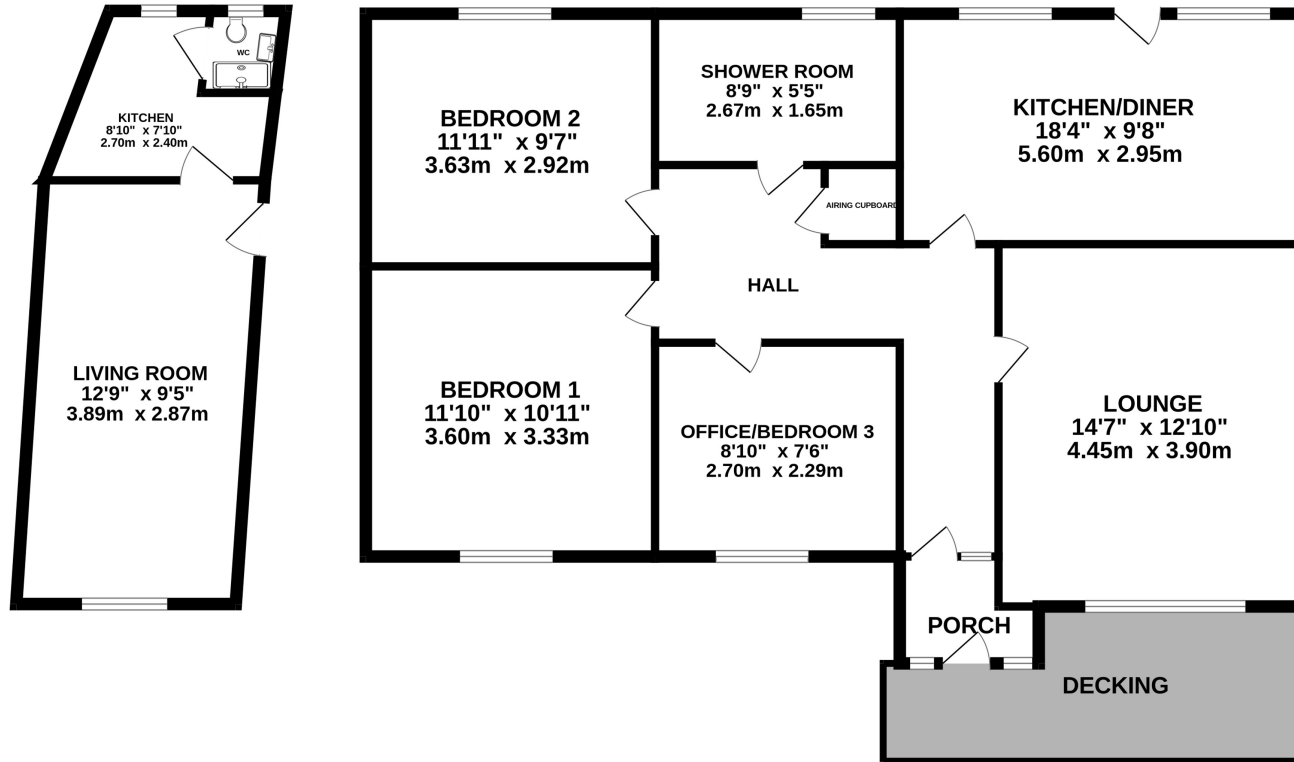
From Ilfracombe, head towards Combe Martin on the A399. Continue along this road for approximately 4 miles turning right into the village of Berrynarbor opposite the Saw Mills Public House. Follow the road towards the centre of the village taking the first right hand turn shortly after the entrance to Mill Park signposted Sterridge Valley. Follow the road around to the left and continue along this road for approximately half a mile and through the 'cut in the rocks' where Parsons Pightle will be found on the left hand side, shortly after the entrance to Berrynarbor Park.

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ANNEXE
283 sq.ft. (26.3 sq.m.) approx.

GROUND FLOOR
1203 sq.ft. (111.7 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.1 sq.m.) approx.
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