



 John
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& Co. est 1900
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FOR SALE

Wild Violets, Sterridge Valley, Berrynarbor, Ilfracombe, Devon, EX34 9T

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Guide Price £800,000

Idyllic lifestyle complex comprising of 5 properties in a quiet and picturesque edge of village location of Sterridge Valley in Berrynarbor.

Set within approximately 1 acre of mature grounds with 2x two bed semi detached cottages, 1x one bed end terrace annexe, 2x two bed semi detached bungalows, gardens & parking for all properties.

The subject property is located close to the village of Berrynarbor, which has won many awards including Best Kept Village and Britain in Bloom. The village itself hosts a thriving community and benefits from amenities such as post office/general store, a church, an inn, and a Church of England Primary School. Berrynarbor is approximately 9 miles from the regional centre of Barnstaple, which offers shops and amenities catering for everyday needs. The beaches of Ilfracombe are also within a few miles of the property.

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Idyllic Lifestyle Complex Comprising of 5 Properties
Set Within Approximately 1 Acre Of Mature Grounds
Quiet & Picturesque Edge Of Village Location
May Suit Multi-Family Occupancy Or Investment Buyers
Scope For Further Improvement & Possible Development Subject
To Planning
Main Two Bed Cottage With Two Gardens & Private Parking
Second Terraced 2 Bed Cottage With Courtyard, Garden &
Communal Parking
End Terrace Annexe with Double Bedroom, Patio Garden &
Communal Parking
2 X 2 Bedroom Semi-Detached Bungalows With Gardens &
Communal Parking
No Onward Chain



1 Wild Violets Cottage

GROUND FLOOR

Hallway.
Utility room.
Kitchen. 2.60M X 3.86M.
Living Room. 3.47M (Plus recess) X 6.12M.
Hall.
Bathroom. 1.66M X 3.20M.
Separate W/C.
Study/Bedroom Three. 2.42M X 3.52M.

FIRST FLOOR.

Bedroom One. 2.84M X 3.50M.
En-Suite Bathroom. 1.98M X 2.83M.
Bedroom Two. 2.45M X 3.90M.

2 Wild Violets Cottage

Entrance Hall.
Inner Hall.
Bedroom 3/Study. 2.37M X 3.47M.
Living Room.
Kitchen. 2.38M X 3.81M.
Lobby.
Bathroom. 1.32M X 3.11M.
Bedroom One. 3.47M X 3.84M.
Bedroom Two. 2.39M X 3.60M.

The Annexe

This property extends off 2 Wild Violets Cottage.
Entrance Lobby.
Kitchen.
Lounge.
Double Bedroom.
inner Hallway.
Bathroom.

Violets Bungalow

Semi-Detached Bungalow.
Lounge/Diner. 3.08M X 4.86M.
Kitchen. 1.99M X 2.24M.
Bathroom. 1.65M X 2.60M.
Bedroom One. 2.47M X 2.97M.
Bedroom Two. 2.16M X 2.74M.

Hollyhocks Bungalow.

Semi-Detached Bungalow.
Lounge. 2.99M X 4.85M.
Kitchen. 1.98M X 2.10M.
Bathroom. 1.62M X 2.58M.
Bedroom One. 2.55M X 3.07M.
Bedroom Two. 2.16M X 2.74M.

Outside

A long shared driveway leads to an extensive hard standing parking area, which provides communal parking for four of the properties. This continues to number 1 Wild Violets cottage, with benefits from a private parking area. The mature grounds extend to just over an acre, with all of the properties benefitting from their own private gardens. The main cottage offers two larger gardens, with useful pedestrian access from the lane leading to the complex.

Property Facts

Vendors status. Moving into vacant property.
Property been in same family since 1957.
Age of property. Original cottage 1864.
Bungalows built in the 1980's.
Is it listed? No.
No Tenants In Place.

Agent's Note

Please Note! The current vendors are moving into Rock Bottom, which is a bungalow situated at the entrance to Wild Violets. They will retain ownership of the drive but the new owners of Wild Violets will have a right of way over it, leading to their allocated car park spaces. Any maintenance of the drive will be shared 50/50.

SERVICES

Mains Electric and Water. Private Septic Tank serves all properties.

Council Tax Banding:

1 Wild Violets: B. 2 Wild Violets: B. Annexe, 2 Wild Violets: A. Hollyhocks Bungalow: A. Violets Bungalow: A.

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

EPC Rating:

1 Wild Violets: D. 2 Wild Violets: E. Annexe, 2 Wild Violets: E. Hollyhocks Bungalow: E. Violets Bungalow: E.

DIRECTIONS

After passing Old Sawmill Pub on the left, travelling from Ilfracombe, turn right signposted Berrynarbor. Follow road and take right turn to Sterridge valley. Follow lane and turning for Wild Violets can be found on your right, just before lane travels through an area of rock.

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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.



