



Mossfield, Barton Lane, Berrynarbor, Ilfracombe, Devon, EX34 9SU

John
Smale & Co.
Chartered Surveyors | Residential & Commercial Consultants



BRITISH
PROPERTY
AWARDS

2017

GOLD WINNER

ESTATE AGENT
IN BARNSTAPLE



Mossfield, Barton Lane, Berrynarbor, Ilfracombe, Devon, EX34 9SU

£495,000

Exceptional property in the prime location of Berrynarbor village, with excellent views over the valley and out towards the sea across to Wales. Benefitting from a large sun-terrace with the garden and views beyond.

Access onto a driveway with parking for several cars, large single garage. Private breakfast patio area that leads into kitchen. Large open plan lounge/diner with open fireplace, bay window and double doors opening onto the terrace, garden and views.

3 bedrooms downstairs with 2 bathrooms.

Upstairs is the master bedroom, a large room with separate WC. Excellent views.

To the rear of the property, the large paved terrace area benefits from the afternoon and evening sun, with views to the sea and beyond. Steps lead down to a large, mature garden with lighting, further seating areas, garden shed, greenhouse, vegetable plot and mature bushes and trees.

This property gets sunshine morning to night.

A rare opportunity to purchase a property in this location.

Mossfield, Barton Lane, Berrynarbor, Ilfracombe, Devon, EX34 9SU

Sea Views

Stunning Outlook

4 Bed Detached Chalet Bungalow

Premium Location

Garage

Large Garden

Parking

Good Quality Throughout

Large Sun Terrace

Front door into Kitchen/Breakfast Room

4.26m x 3.12m (14' 0" x 10' 3") Modern fully fitted kitchen with breakfast bar. Direct access to outside breakfast area, benefitting from the morning sun.

Lounge/Dining Room

6.37m x 5.34m (20' 11" x 17' 6") Open plan room with open fireplace, double doors leading onto patio. Bay window with dining area with excellent outlook over the valley and to the sea beyond, with views of Wales.

Mixture of slate tiled flooring and wooden floor boards.

Shower Room

2.26m x 2.37m (7' 5" x 7' 9") Walk in shower cubicle, w.c and sink. Utility cupboard for washer and dryer.

Inner Hallway

Bathroom

2.06m x 2.65m (6' 9" x 8' 8") Walk in shower, w.c and sink

Bedroom 2

3.35m x 4.86m (11' 0" x 15' 11") With excellent views over the valley and to the sea beyond.

Bedroom 3

3.78m x 3.31m (12' 5" x 10' 10") Outlook to front.

Bedroom 4/Study

3.67m x 3.56m (12' 0" x 11' 8") Double door back out to the patio with views over the valley and to the sea beyond.

Upstairs to Master Bedroom

5.57m x 4.29m (18' 3" x 14' 1") Set in the eaves of the roof with exposed beams. Roof eaves cupboard space. Fantastic views of the valley and the sea beyond.

W.C Ensuite

Separate w.c with sink

Outside

To the front of the property is a spacious driveway and parking area.

Single Garage 5.94 x 3.41

Steps down to an extensive patio area which benefits from the morning sun. A pleasant seating area easily accessed from the kitchen.

Coal shed.

To the rear there is an extensive patio area which benefits from the afternoon sun and fabulous countryside and sea views looking over towards Wales. Steps lead down to a terraced and sloping garden with flower beds, mature bushes, apple trees, seating areas, greenhouse, shed, garden lights.

Property Facts

1410 sq ft

The property is not listed

Close to village primary school

Ilfracombe secondary school

Faces East (front), West (rear)

Freehold

Council Tax Band E

Ilfracombe 4 miles

Barnstaple 10 miles

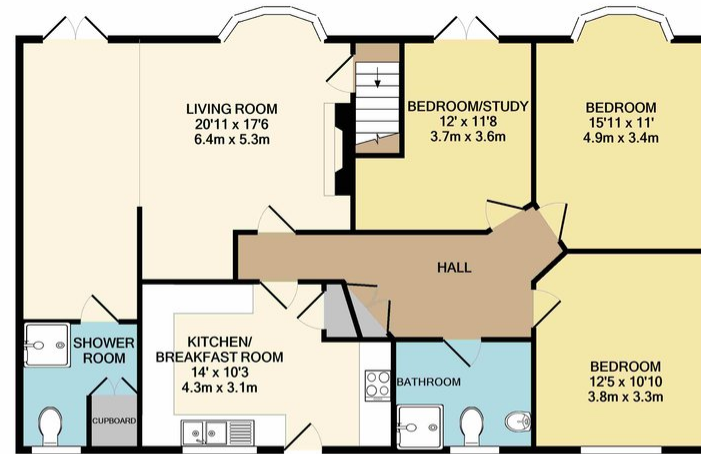
SERVICES

Mains services. Gas, Electric and Water and private drainage.

DIRECTIONS

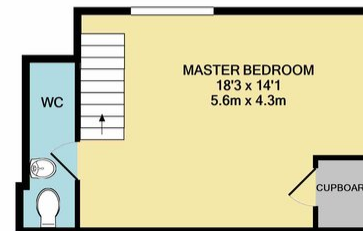
From the centre of the village going up hill with the church on your left, drive up Barton Lane and the property is halfway up on the left hand side.

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other services including
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Energy Performance Certificate's, Auctions and
New Homes.*



GROUND FLOOR
APPROX. FLOOR
AREA 1119 SQ.FT.
(104.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1410 SQ.FT. (131.0 SQ.M.)
Made with Metropix ©2020



1ST FLOOR
APPROX. FLOOR
AREA 291 SQ.FT.
(27.0 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.



