

# Maygrove





## Home Sweet Home!

Set in a sunny, elevated position above the village, this property is a substantial and well-balanced family home with wide views across the surrounding countryside and towards the Sterridge Valley.

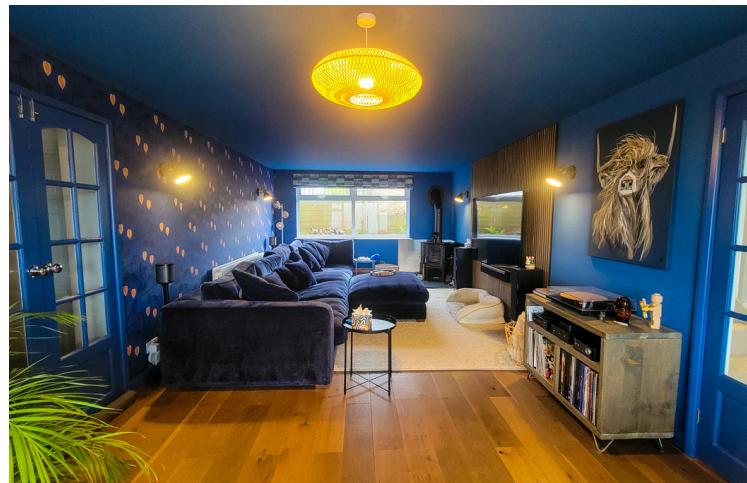
The setting will appeal to families who want space for everyday life — room for children to grow, to work from home when needed, and to host friends and family — while still being close enough to village life to stay connected. From here, it's easy to pop down for a pint of milk, a newspaper, the school run or an evening at the pub, without feeling overlooked or hemmed in.

Inside, the house is arranged around two main living spaces that comfortably handle busy family routines. The sitting room is spacious and welcoming, a cosy family space centred around a wood burner and a lighter space to the front positioned to make the most of the outlook across the valley — a room that works just as well for quiet evenings as it does for gatherings.

On the other side of the hall, the kitchen and family/dining room forms the heart of the home. Its scale allows for cooking, eating, working and relaxing all in one space, with large windows drawing in light and a place to soak up the views throughout the day.

Beyond the main living areas, the layout remains flexible. A separate ground-floor room off the family/dining room works equally well as a study, playroom or hobby space, while a utility room and ground-floor shower room support practical family living.

The accommodation is particularly well suited to larger families or those needing options for guests or dependent relatives, without compromising day-to-day life.





Upstairs, five bedrooms are arranged around a generous landing. Two benefit from en suite facilities, with a principle bedroom suite including dressing room and en suite. The remaining rooms are well sized and adaptable as children's bedrooms, guest rooms or additional workspace. A modern family bathroom with bath and walk in shower completes the first floor, serving the household with ease.

To the rear of the house, a large conservatory-style room adds another layer of usable space. With double doors opening directly onto the decked terrace, it works naturally as a games room, second sitting room or informal family space — somewhere teenagers can spread out, children can play, or friends can gather without taking over the main living areas.

In warmer months, the doors are easily left open, allowing the room to flow straight out onto the deck and garden, making it a superb space for entertaining and summer evenings.





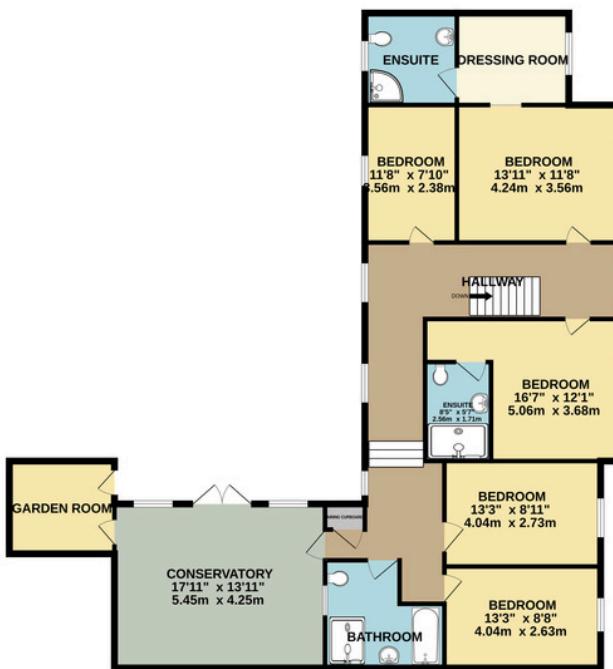
Beyond the garden lies a paddock of just under an acre, giving the property an added layer of flexibility. It offers practical options — keeping a pony, a few animals, space for growing produce — or simply the pleasure of open land that belongs to you.

Parking and storage are well catered for, with a private driveway, an integral garage with electric doors connects seamlessly allowing you to drive and exit straight into the house in all weathers.

There is also an additional detached garage providing more space for vehicles, bikes, surfboards or workshop use.

Berrynarbor itself is widely admired. There is a well-regarded primary school, two welcoming pubs, one in the village and one just outside, a village shop and post office, and an active community calendar that encourages people to get involved.





TOTAL FLOOR AREA : 3102 sq.ft. (288.2 sq.m.) approx.

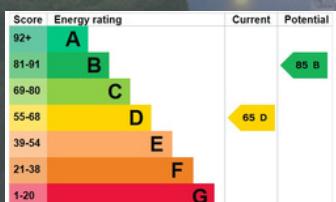
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Finer Details

- A spacious detached house
- 5 bedrooms, 2 ensuite with 4 bath/shower rooms
- Flexible family living spaces
- Modern fitted Kitchen & Utility
- Ground floor shower room, study/bedroom
- Double garage with electric door + single garage
- Low maintenance gardens with patios
- Air source heating & solar panels with battery
- 1 acre paddock, vehicle access & tractor shed
- Mains water, electricity and private drainage
- Standard broadband service (Ofcom)
- Mobile signal 'Good' with most providers (Ofcom)
- Council tax band F



## Out & About

The coast lies around a mile and a half away, close enough for regular walks, impromptu days at the beach and time outdoors, without the exposure and seasonal pressures that come with living directly on the shoreline.

Footpaths link into the surrounding countryside, while Exmoor National Park is easily reached for longer walks and weekends out.

Barnstaple, the area's main centre, is approximately eleven miles away, offering a full range of shops, schools and transport links, including rail connections to Exeter and onward travel to London.



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See Nic's  
Video Tour

