



**WOOLLIAMS**  
Property Services

**Guide price £975,000**  
**Amberleigh House, Berrynarbor, EX34 9TF**



**4**

**Bedrooms**



**3**

**Bathrooms**

**2 Queens House, Queen Street, Barnstaple, EX32 8HJ |**  
**[sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com)**

**01271 328586**





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A fantastic opportunity to acquire a stunning detached residence enjoying breathtaking views across the bay towards Exmoor National Park. The original property dates from the 1930's but was extended, re-modelled and refreshed by the current owner to a very high standard to provide spacious, light and airy versatile accommodation which oozes luxury, quality and style. The property could suit a variety of purposes, and the ground floor bedroom suite could easily house a dependent relative. All principal rooms enjoy the fabulous views of both coast and country and would create a fabulous lifestyle with an outdoor covered dining area, rooftop terrace, natural amphitheatre and various seating areas from which to follow the sun or enjoy different vistas.

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Properties of this calibre need to be inspected to be fully appreciated.

Offered to the open market for sale with no ongoing chain.

### **ENTRANCE LOBBY**

With marble effect, stone tiled flooring.

### **ENTRANCE HALL**

Stairs leading to first floor landing. Oak flooring.

### **CLOAKROOM**

Comprising of low level W.C. and vanity wash hand basin. Chrome heated towel rail. Half tiled walls.

### **FAMILY ROOM/DINING ROOM** *5.61m x 4.93m (18.41ft x 16.17ft)*

A triple aspect room with fantastic views over the bay, out to sea and across to Exmoor National Park. French doors lead to the front and give access to the covered dining area. Floating contemporary electric wall mounted fire. Oak flooring.

### **CONSERVATORY** *3.29m x 2.49m (10.79ft x 8.17ft)*

Windows to side elevation. Door to rear elevation. Oak flooring.

### **KITCHEN/BREAKFAST ROOM** *7.00m x 4.80m (22.97ft x 15.75ft)*

A stunning room with extensive glazing to the front elevation, enjoying the most fantastic views across the bay and the sea beyond. French doors lead out onto the front terrace. The room benefits from under floor heating, as well as an extensive range of matching wall and base units with stainless steel single drainer sink and waste disposal unit set into roll top work surfaces. A range style cooker with extractor over, American style fridge freezer, Intergrated dishwasher and wine cooler. Central island unit with breakfast bar areas. Marble tiled flooring.

### **Utility Room**

Comprising of further matching wall and base units with stainless steel single drainer sink unit set into roll top work surfaces. Intergrated washing machine and tumble dryer. Door to front elevation. Marble tiled flooring, and underfloor heating. A walk in cupboard housing wall mounted boiler and pressurized cylinder.

### **BEDROOM 4** *4.34m x 3.15m (14.24ft x 10.33ft)*

Door gives access to the rear elevation with glazed side panels. Oak flooring. Ideal for guests, older children or In-Law use with its own door to outside.

### **EN-SUITE BATHROOM** *3.45m x 1.96m (11.32ft x 6.43ft)*

Comprising of low level W.C. wash hand basin, double shower cubicle and a bath. Fully tiled walls and floor. Chrome heated towel rail.



## FIRST FLOOR LANDING

### FIRST FLOOR SITTING ROOM *7.34m x 4.94m (24.08ft x 16.21ft)*

A bright and spacious triple aspect room with Juliet balcony to the front elevation enjoying superb views across the bay and the sea beyond. Multi fuel burning stove on a stone hearth with exposed brick and lintel.

### BEDROOM 1 *4.70m x 4.17m (15.42ft x 13.68ft)*

From the first floor landing, double doors lead to a very beautiful room with a Juliet balcony to the front elevation, enjoying the fantastic sea views. Extensive range of Sharpes fitted wardrobes and built in furniture. Built in storage cupboard.

### EN-SUITE BATHROOM *3.04m x 1.39m (9.97ft x 4.56ft)*

Comprising of low level W.C. wash hand basin and multi jet massage shower. Extensive tiling. Chrome heating towel rail.

### BEDROOM 2 *3.45m x 3.18m (11.32ft x 10.43ft)*

Window to the rear elevation.

### BEDROOM 3 *3.47m x 3.18m (11.38ft x 10.43ft)*

Dual aspect room with views over the rear garden.

### FAMILY BATHROOM *2.24m x 2.20m (7.35ft x 7.22ft)*

Comprising of low level W.C. wash hand basin, panelled Jacuzzi bath with shower over. Extensive tiling on walls and floor. Chrome heating towel rail.

## OUTSIDE

The property has three vehicular access points, which all provide off road parking opportunities. The main access point is via a gravelled driveway which leads to the double garage with up and over door, power and light connected. Above the garage is a galleried sun deck which is east and south facing benefitting from all day sun, the perfect place for al-fresco dining and enjoying the views on offer. Glass and wood balustrading.

## GARDENS

Amberleigh House is set within beautifully landscaped gardens of around half an acre. To the front of the property is an outdoor covered dining area, which enjoys the stunning views on offer. Throughout the front garden there are a range of terraces, patios, and seating areas strategically placed to follow the sun and take in the breathtaking views. There are water features including; ornamental fish pond with waterfall as well as a lower fountain. A rustic Pergola topped by Clematis Montana in the shadow of a mature Cherry Tree which provides shade, this is bounded by the natural amphitheatre area. The upper garden has a rustic edged bark pathway leading up to "The Crow's Nest" where there is a bench to enjoy the finest view of all!

## SERVICES

Mains electricity and water, private drainage, gas fired central heating.

## COUNCIL TAX *F*

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

## EPC

C

## TENURE

Freehold

## **VIEWING**

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 Email: [sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com) or [www.woolliamspropertyservices.com](http://www.woolliamspropertyservices.com)

## **USEFUL INFORMATION**

To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)

## **LOCATION & AMENITIES**

Amberleigh House enjoys an elevated position facing East enjoying breathtaking views over Combe Martin Bay towards Hangman's Hill. The property is set within an area of outstanding natural beauty and is adjacent to the South West Coast Path, which provides walks with unrivalled views of some of the most fantastic scenery in the UK. Just five minutes by car is Combe Martin beach and village offering a variety of shops and amenities catering for day to day needs. Berrynarbor village is also a five minute drive and offers Village store/Post office, Tearooms, Church and Primary School. The surrounding countryside and coastline provide excellent recreational facilities, Exmoor is nearby as are the lovely wide open, safe and sandy beaches of Croyde, Woolacombe, Putsborough and Saunton (also with a championship golf course).

## **DIRECTIONS**

[www.what3words.com](http://www.what3words.com) /// hovered.gravel.stems Taking the coast road from Combe Martin to Ilfracombe, as you leave Combe Martin climb the hill and Newberry Close is towards the top on your right hand side. The property is first on your left.



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Ground Floor



First Floor



# Energy performance certificate (EPC)

Amberleigh House Newberry Close Berrynarbor ILFRACOMBE EX34 9TF	Energy rating  C	Valid until: 24 June 2025  Certificate number: 2648-8006-6206-4255-6950
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Property type

Detached house

Total floor area

213 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property’s current energy rating is C. It has the potential to be C.

[See how to improve this property’s energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

### Primary energy use

The primary energy use for this property per year is 157 kilowatt hours per square metre (kWh/m<sup>2</sup>).



## Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces 6 tonnes of CO2

This property produces 6.0 tonnes of CO2

This property's potential production 4.1 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 1.9 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (71) to C (80).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£45
2. Low energy lighting	£120	£81
3. Heating controls (zone control)	£350 - £450	£67
4. Solar photovoltaic panels	£5,000 - £8,000	£297

## Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

## Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1340
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Potential saving	£193
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.org.uk/>).

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## Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	17885 kWh per year
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Water heating	2807 kWh per year
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### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	71 kWh per year
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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Tomos Osmond
Telephone	0118 977 0690
Email	<a href="mailto:epc@nichecom.co.uk">epc@nichecom.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/017155
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	24 June 2015
Date of certificate	25 June 2015
Type of assessment	<a href="#">RdSAP</a>

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