



Wymondham



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Barton Lane, Berrynarbor, Ilfracombe, EX34 9SU

Village amenities & Broadsands Beach within walking distance.

A superb family residence which exudes quality & style, with large, colourful, landscaped garden & breathtaking sea views on fringe of favoured village close to the coast.

- A property with the 'WOW' factor!
- Open Plan Reception Area
- Study Landing, Gas C.H
- Extensive Sun Decks
- Gardens arranged as outside 'rooms'
- 4 Bedrooms, 2 Bathrooms
- Fabulous Kitchen with Atrium Window
- Utility and Cloakroom
- Garage and Parking for 6

SITUATION AND AMENITIES

On an elevated site, adjoining open countryside, on the semi rural outskirts of the village enjoying views over the village itself and also towards the Bristol Channel and Welsh coastline. At the same time village amenities are within walking distance which include, community Post Office and store, 13th century village Inn, Church, OFSTED outstanding primary school and village hall used by numerous clubs and societies. The popular North Devon coastal village of Combe Martin is about 2 miles. About 3 ½ miles away, is the town of Ilfracombe. Wide open sandy surfing beaches in the Woolacombe area are about 15 minutes by car. Exmoor National Park is also easily accessible. Barnstaple, the Regional centre, is 11 miles and houses the area's main business, commercial leisure and shopping venues as well as District Hospital. At Barnstaple there is access to the North Devon Link Road leading through to Junction 27 of the M5, and where Tiverton Parkway offers a fast service of trains to London Paddington, in just under 2 hours.

DESCRIPTION

This highly individual property presents painted rendered elevations with double glazed doors and windows beneath a slate roof. The original structure is understood to date from the 1960s but was completely remodelled (including an extension) and contemporised around 2012 which also included reversing the living accommodation in order that the reception area benefits from the fabulous views. The property is virtually detached being only attached to its original 'twin' by the garage and covered way. The accommodation is bright spacious, well presented, eco friendly and displays bespoke design features many by Bo concept. There is great attention to detail and a particular 'wow factor' is the open plan reception area and kitchen, the latter boasts a vaulted ceiling with mood lighting and atrium style windows as well as direct access to an extensive wrap around sun deck to enjoy different vistas of the garden as well as the far-reaching views. The delightful landscaped gardens compliment the property and at the very top of these, boasting the best view of all, is a double skin insulated summer house cabin, ideal for use as studio, office, etc. This is most certainly a property that needs to be viewed internally to be fully appreciated.



GROUND FLOOR

Canopy PORCH. Front door to ENTRANCE HALL, engineered Oak flooring throughout and Oak doors leading to all bedrooms and bathroom. Built in cloaks cupboard with hanging and shelved units also housing electrics and screened by purple coloured glass doors by Nolte Mobil Ltd Crecido. Cupboards understairs, concealed shoe rack understairs. BEDROOM 1 picture window to enjoy the best of the sea view, walk in wardrobe, EN-SUITE SHOWER ROOM with tiled cubicle, low level WC, wash hand basin, electric underfloor heating, heater/light, illuminated wall mirror, tiled flooring and walls. BEDROOM 2 strip wood flooring, 3 display niches. BEDROOM 3 French doors to garden, 3 display niches. BEDROOM 4 strip wood flooring. FAMILY BATHROOM fitted with a stylish Italian suite including tiled panel bath, mixer tap/shower attachment, wash hand basin, 2 drawers beneath, wall mounted toiletries cabinet, illuminated wall mirror, marble splash backs, heated towel rail/radiator, low level WC, underfloor electric heating, 6 display/towel niches, tiled floor, extractor fan. An oak Staircase with central glass panels leads to:

FIRST FLOOR

LANDING/STUDY with fitted office furniture mainly by Alno including double wall cabinet internally illuminated, worksurface and 4 cabinets under, small desk unit and adjoining cabinet, larger fitted desk, fine sea views, engineered Oak flooring. OPEN PLAN SITTING/DINING ROOM/KITCHEN this fantastic space is arranged in 3 distinct zones and is triple aspect with engineered Oak flooring throughout. Within the sitting area a picture window allows light to flood in as well as allowing stunning views. A Dovre Woodburner sits on a slate plinth, there are 10 display niches surrounding, some lit by LED lighting, there is a recess for wall mounted TV with storage cupboard beneath and Oak shelf above, there are 3 further wall mounted storage units. Open archway to DINING ROOM/KITCHEN as previously mentioned this fabulous room features a vaulted ceiling, atrium windows, there are 2 sets of bi-fold doors leading on to the rear sun deck as well as French doors on to the side balcony/sun deck, from which there are delightful views over adjoining countryside. There is underfloor gas heating throughout the space. The kitchen is fitted with an extensive range of Alno glass fronted units in duck egg blue topped by silestone worksurfaces, there is a central island incorporating stainless steel sink unit, appliance space, cupboards and draws beneath, pop up electrical sockets, there are matching wall cupboards and glass splashbacks. Fitted appliances include, Bosch five ring gas hob with Bosch floating stainless steel extractor hood, Siemens microwave/oven, Siemens coffee machine, integrated fridge and separate freezer, Siemens dishwasher, Siemens electric oven, some of the units are illuminated and there is bead mood lighting within the ceiling space as well as contemporary range of light fittings. INNER HALL to UTILITY ROOM with plumbing for washing machine, Worcester wall mounted gas fired boiler for central heating and domestic hot water, worksurfaces with glass fronted cupboards by Alno, overhead collapsible clothes airer, tiled flooring running through to CLOAKROOM with low level WC, pedestal wash basin, over head cupboard.

OUTSIDE

Off the shared driveway there is a GARAGE with electric roller door, power and light connected. Stable door to covered way linking front and back. To the right of the drive is an extensive parking area for at least 6 cars and/or potentially a motorhome, adjacent to this is a vehicle valeting area with electricity and water. The front garden is lawned, gently slopes following the hillside, and features many well established specimen shrubs and trees, there is a circular gravelled terrace to enjoy the wonderful views. To the right hand side of the property there is access to the rear of the house where there is a covered terrace beneath the sun deck above, which wraps around the rear and right hand side of the property and has a timber and glass galleried surround, steps then lead down to the rear garden where there are 2 SEPERATE LOG STORES, a circular gravelled terrace with central water feature. A moon gate then leads into a further area of lawn to the right of which is a Wendy house, the lawn continues to gently rise bounded by specimen shrubs and trees including Acer, Camellias, Rhododendrons etc. There is then a working area of garden to include SHED, ALUMINUM FRAMED GREENHOUSE, fruit trees, fruit cage, 10 raised vegetable beds, a living willow hedge, leading via steps to the STUDIO/OFFICE/SUMMER HOUSE which has power and light connected, strip wood flooring, heating and its own extensive deck as well as a storage lean to behind. The rear garden is hedge enclosed and backs on to fields.





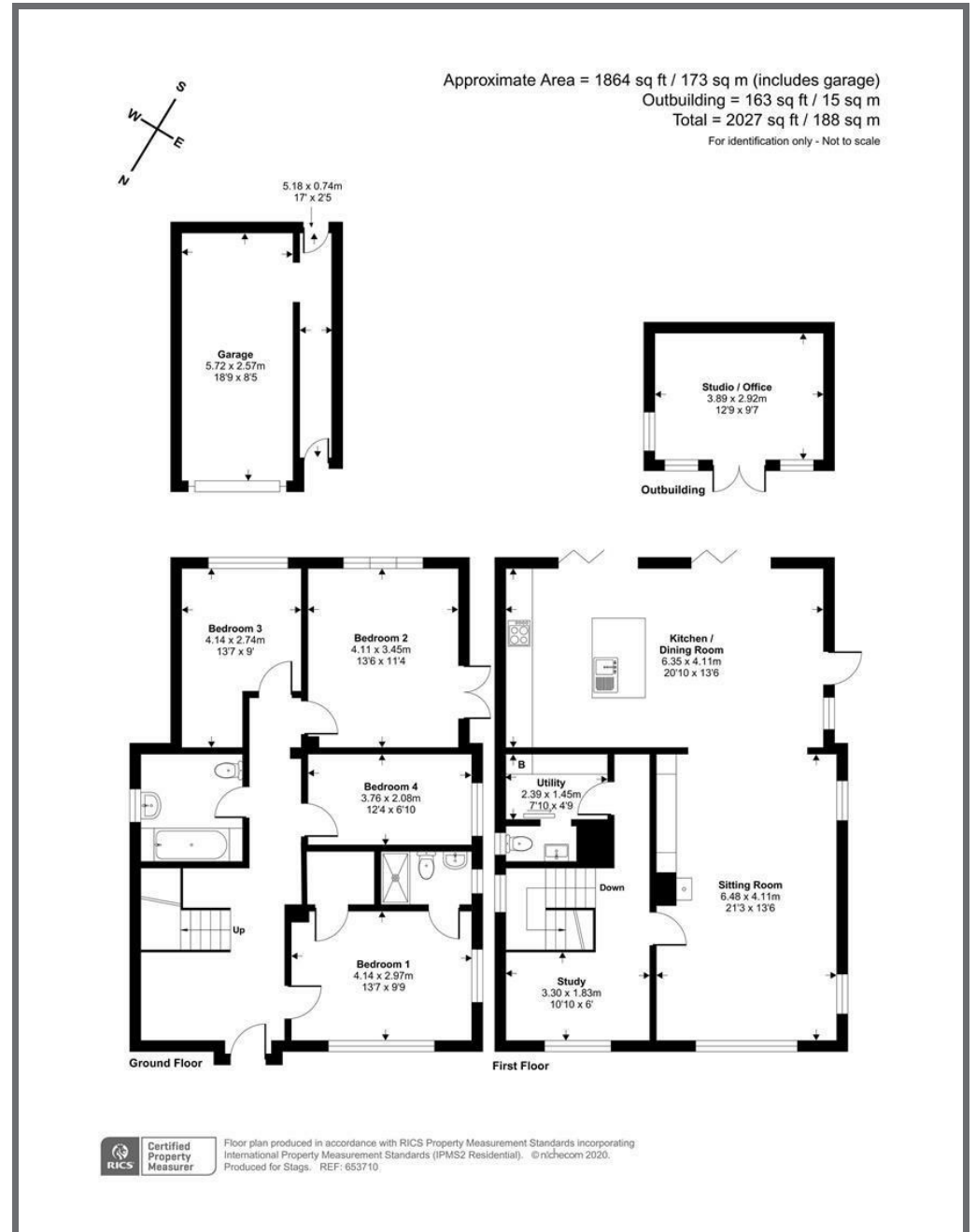
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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