



STAGS

The Lodge



The Lodge

Berrynarbor, Ilfracombe, EX34 9SG

At centre of favoured village close to the Coast. Combe Martin 2 miles.

- Currently a Guest House
- Potential for other uses stpp
- 6 Letting Rooms, 5 En Suite
- Self Contained 1 Bed Annexe
- 3 Bedroom Owner's Suite
- 0.65 Acre well tended garden
- Large Car Park + Garage
- Fine Valley Views

Offers in excess of £699,950

SITUATION AND AMENITIES

In an area of outstanding natural beauty, between Combe Martin and Ilfracombe, on the North Devon Coast. Berrynarbor is a quiet picturesque, traditional black and white painted village, itself a frequent repeat 'Best Kept Village' and 'Britain in Bloom' winner. The village offers community post office/general store, church, 13th century village inn and a well respected primary school. The property also enjoys fine views in to the Sterridge Valley below. Coastal and country walks can be enjoyed nearby. The popular North Devon coastal village of Combe Martin is about 2 miles and set at the bottom of the hilly coastline, with a sheltered beach along with a variety of shops. Ilfracombe is about 4 miles and offers facilities including supermarket, schools, leisure centre, theatre, not to mention Damien Hirst's Verity which stands proud at the entrance to the quaint harbour. The surrounding countryside and coastline provide excellent recreational facilities with lovely beaches at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe, which are also known for their surfing. The Exmoor National Park is within easy access and provides endless bridleways and footpaths for those who appreciate the dramatic rugged countryside. Barnstaple is about 25 minutes by car and as the regional centre, offers the areas main business, commercial, leisure and hopping venues. There is also access to the North Devon Link Road leading on to junction 27 of the M5 motorway where via Tiverton Parkway, London (Paddington) can be reached in just over 2 hours. Barnstaple Railhead provides a link to the National Railway System.

DESCRIPTION

A substantial two storey detached character property, the original core of which is believed to originate from the late Victorian/early Edwardian Era with later extensions. The property presents part colour wash rendered and part tile hung elevations relieved in timber with double glazed windows, all beneath a tiled roof. The property offers generous, well presented and versatile accommodation which has been tastefully modernised but sympathetically combines original features with 21st Century refinements. Externally the property is set in delightful well established gardens and there is a large private car park.



A substantial & well presented detached character property with potential for a variety of uses set in beautiful gardens





THE BUSINESS

The Lodge is currently operated as an award winning, 4 star, Guest House, incorporating 6 letting rooms, a self-contained apartment and owner's suite of rooms. The current retiring owners operate the business from Easter through to October and there is therefore scope to expand. Many of the fixtures and fittings are available by separate negotiation if required. Further details of income are available upon request. A library of the vendor's photographs can be viewed on their website which is www.northdevonguesthouse.co.uk.

PLANNING POTENTIAL

Although currently a Guest House, the property has potential for a variety of alternative uses, subject to any necessary change of use or planning permission. The vendors are currently investigating the possibility of change of use to residential on the main building and subdivision in to 2 units and also development of the garden to construct a separate residential dwelling. The layout of accommodation with approximate dimensions is more clearly identified upon the accompanying floorplan but briefly comprises:

GROUND FLOOR

RECESSED ENTRANCE PORCH. MAIN THROUGH ENTRANCE HALL with separate CLOAKROOM. GUEST LOUNGE with pine fireplace, fire side alcoves and four single wall light points. DINING ROOM in 2 sections, with covers for 20, 6 wall light points. KITCHEN comprehensively equipped with a range of work top base fitted units and matching wall cupboard, single drainer sink, intercommunicating door to PRIVATE LOUNGE French doors to garden. UTILITY ROOM with door to rear courtyard. LAUNDRY ROOM. REAR INNER HALLWAY with stairs to BEDROOM 6 at garden level, currently a twin bedded room but large enough for a family. EN-SUITE BATHROOM/WC with 3 piece suite.

FIRST FLOOR

REAR LANDING. BEDROOM 7 views over the village and surrounding countryside, door to external staircase. EN-SUITE SHOWER ROOM/WC. PRIVATE BEDROOM/OFFICE. Further private accommodation comprising: L-SHAPED LANDING with separate CLOAKROOM. PRIVATE BEDROOM with corner built in airing cupboard. PRIVATE BEDROOM with built in cupboards for storage. EN-SUITE SHOWER ROOM/ WC. FIRST FLOOR MAIN THROUGH LANDING built in cupboards. BEDROOM 1 with EN-SUITE SHOWER ROOM/WC. BEDROOM 3 with EN-SUITE SHOWER ROOM/WC. BEDROOM 4 with SHOWER ROOM/WC directly opposite for their exclusive use. BEDROOM 5 EN-SUITE SHOWER ROOM/WC.

PRIVATE ANNEXE

Overlooking the village and Haggington Hill. Possibly suitable as a holiday let. KITCHEN with the usual range of units. REAR PORCH door to outside. BED/SITTING ROOM with French doors, triple aspect windows and EN-SUITE SHOWER ROOM.

OUTSIDE

SINGLE GARAGE with up and over door, power and light connected, built in wall and base cupboards for storage purposes. GARDEN SHED (15' X 9'). LARGE PRIVATE CAR PARK. The gardens are quite delightful and offer privacy in many parts with the West Wing having its own well designed, cottage style garden with central lawn. SUMMERHOUSE/SHED and PRIVATE DECK. The remaining gardens include VEGETABLE PLOT, ORCHARD, LAWNS AND MATURE SHRUBS AND TREES. To the east of the plot there is GRAVELLED GARDEN AREA, SMALL POND AND SUMMERHOUSE(10'X8') with sliding patio doors and views on to the Sterridge Valley.

LOCAL AUTHORITY

North Devon District Council, Lynton House, Commercial Road, Barnstaple, EX31 1DG. Tel: 01271 327711 (www.northdevon.gov.uk).

SERVICES

All main services, gas central heating.

DIRECTIONS

Upon entering Berrynarbor village, The Lodge is in the centre, just below 'Ye Olde Globe' Public House.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

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Energy Efficiency Rating		Current	Potential
This energy-efficient - lower running costs			
20-40%	A		79
15-20%	B		
10-15%	C		
5-10%	D		
0-5%	E	49	
Not energy efficient - higher running costs	F		
	G		
EU Directive 2002/91/EC			

Approximate Gross Internal Area = 408.0 sq m / 4392 sq ft
 Garage = 24.2 sq m / 260 sq ft
 Total = 432.2 sq m / 4652 sq ft



First Floor



Ground Floor

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID278841)