



Little Woolhanger



**STAGS**



# Little Woolhanger

Berrynarbor, Ilfracombe, Devon, EX34 9SZ

Village amenities walking distance. Combe Martin 1.5 miles.  
Ilfracombe 4 miles.

Individual and spacious house with detached auxiliary accommodation ideal for home studio/office enjoying superb views over the countryside.

- Detached Four Bedroom House
- Detached Auxiliary accommodation
- Private Driveway and Garage
- Stunning Countryside Views
- Delightful Gardens
- Walking Distance to The Village
- Freehold
- Council Tax Band - E

Guide Price £575,000

## SITUATION AND AMENITIES

Little Woolhanger is situated on the outskirts much sought after and thriving village of Berrynarbor. The property is with walking distance of the village centre which offers community Post Office / general store, an excellent 13th Century village inn, church and village hall, as well as a well-respected primary school. This award-winning village has succeeded on several occasions in the regional and national categories, including 'Best Kept Village' and 'Britain in Bloom'. The popular North Devon coastal village of Combe Martin is about 1 ½ miles, set at the bottom of the hilly coastline and has a sheltered beach along with a variety of shops catering for day-to-day needs. A little further afield, about 4 miles away is the town of Ilfracombe, with its quaint harbour and more extensive shopping facilities and amenities including supermarkets, schools for all ages, leisure centre, theatre and further beach at Watermouth. The surrounding countryside and coastline provide excellent recreational facilities, with lovely wide-open beaches in the Woolacombe area, about 25 minutes by car. The Exmoor National Park is also easily accessible and provides endless bridleways and footpaths for those who wish to ride or walk and appreciate the dramatic rugged countryside. Barnstaple town is about 11 miles, or 20/25 minutes by car, and as North Devon's regional centre, houses the area's main business, commercial, leisure and shopping venues. At Barnstaple, there is access to the North Devon Link Road, leading through to Junction 27 of the M5, part of the National Motorway Network, whilst Barnstaple Railhead provides a link to the National Railway System .





**DESCRIPTION**

Little Woolhanger is a spacious and individual detached family home situated in an enviable elevated location on the outskirts of the pretty Devonshire village of Berrynarbor close to the North Devon Coast. In addition to the main family home there is a detached auxiliary accommodation including two garages within the grounds which could be used for professional purposes or as extra accommodation for visiting guests. The property sits in its own attractively landscaped private gardens and is approached via a separate tarmac driveway. It enjoys superb panoramic views across the surrounding countryside and the picturesque Sterridge Valley below.

The main house is a two-storey accommodation with scope for further extension to the house if required and subject to any necessary consent. We understand from the owners that the footings on the current rear kitchen extension are sufficient to allow for an additional storey to be added.

An entrance porch gives access into the entrance hall which has the stairs leading to first floor. The sizeable 'L'-shaped lounge/dining room with large picture windows enjoys superb interrupted views across the neighbouring countryside. To the rear of the property is a kitchen with a range of floor and wall units, a small pantry and a stone-built feature recess for the oven with a fitted extractor canopy over it. A door leads out onto the rear garden and double doors lead through into the UPVC double glazed conservatory which looks out onto the attractive landscaped gardens and the scenic Sterridge Valley below .

Two further rooms on the ground floor can either be utilised as bedrooms or as additional sitting room or study if preferred. A shower room to the rear of the property rounds off the ground floor.

The long open landing on the first floor leads to all rooms including the good-sized main bedroom with dual aspect windows and large built-in wardrobes. The second double bedroom at the top of the stairs enjoys excellent views over the surrounding countryside. Two further rooms to the rear of the property are currently used as storage and office space respectively. A small mezzanine can be accessed from the office space via a loft ladder. The first floor is complete with a family bathroom and a WC opposite the second bedroom.

**AUXILLARY ACCOMODATION**

Within the grounds and just across the driveway from the main house is a separate detached building which incorporates the garages and auxiliary accommodation. The entrance gives access to an open space leading directly to a small kitchen/dining area. There is a ground floor modern fitted bathroom located to the rear of the property. The inner hallway leads to the stairs to the first floor and provides rear access to the integrated garage. The first floor includes a separate shower room as well as two bedrooms, both with raised feature platforms. Existing plans saw these two rooms combined to create a large apartment-like space.

**OUTSIDE**

The property is approached via its own tarmac driveway with a parking area for one car at the bottom of the drive, leading up to further parking and the garages that are part of the detached accommodation .

The driveway has attractive stone walls and flowerbeds with an abundance of shrubs and bushes. Immediately adjacent to the auxiliary accommodation is the large second garage . There is access from both sides of the property to the rear gardens which are comprised of several delightful areas and back onto open farmland. A private stone laid patio with BBQ area is perfect for entertaining, and secondary seating areas and areas of level lawned garden let you enjoy different aspects of the lovely countryside views . A gate leads into a further enclosed garden which is currently used as a vegetable garden. This space includes a greenhouse, a shed and two fruit trees. Adjacent to the house is a detached stone-built utility room with a range of kitchen units, sink as well as space and plumbing for appliances.







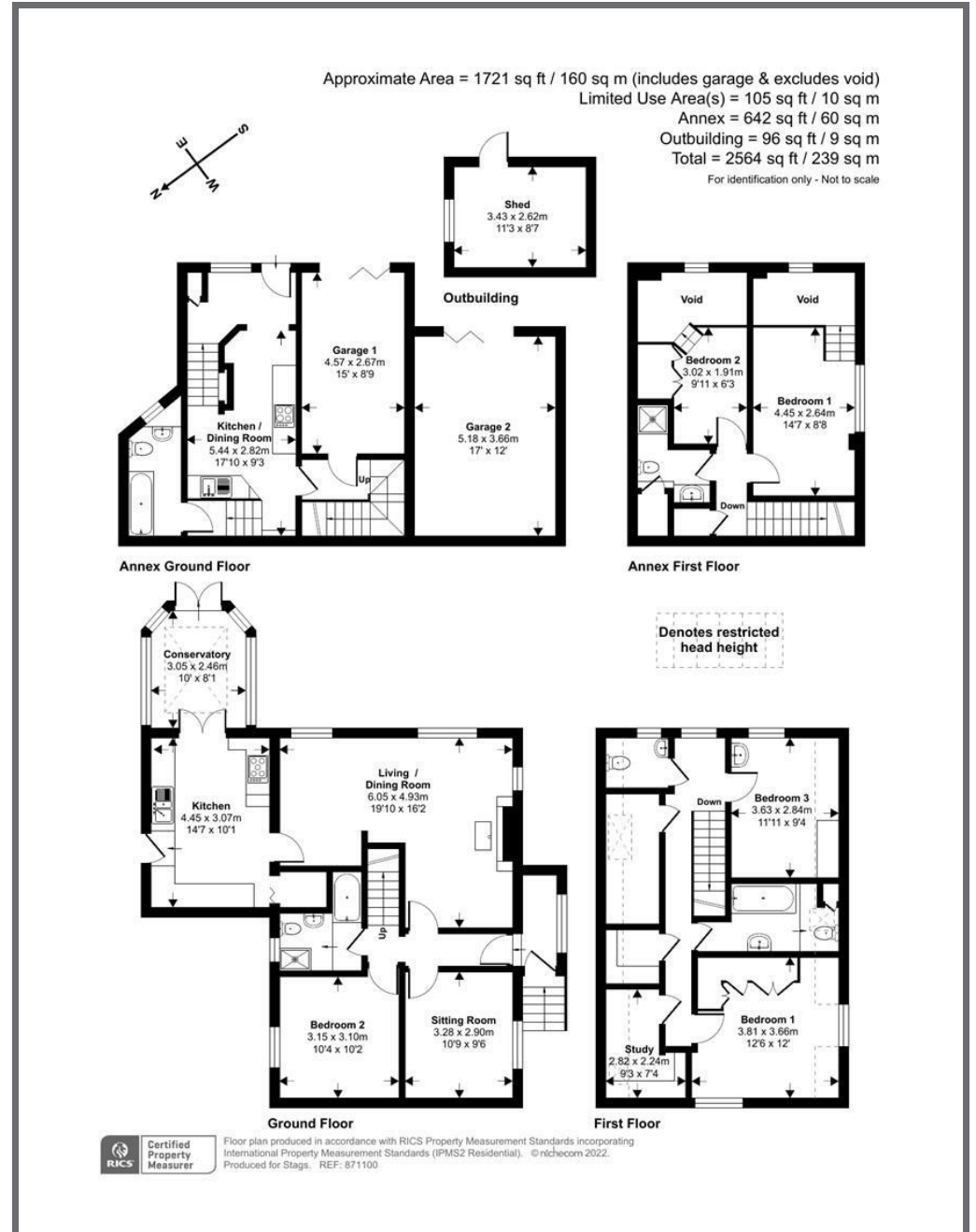
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>67</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>38</b>	<b>67</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

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