



Pembroke





# Pembroke

West Down, Devon EX34 8NH

Village amenities are within walking distance as are local footpaths. Braunton, and the Coast about 15 mins.

An absolutely superb detached period cottage set in approximately 11.43 acres in a beautiful south facing unspoiled valley.

- Sitting Room, Study, Eat-in Kitchen
- Landing, 3 Double Bedrooms
- Outbuildings, Orchard
- Mixed Pasture & Ancient Woodland
- Incredible South Facing Views
- Ground and First Floor Bathrooms
- Conservatory, Garage, Workshop
- 'Off grid' with Eco Features
- Approximately 11.43 acres in Total
- Freehold, Council Tax Band D.

## Offers In Excess Of £950,000

### DESCRIPTION

Pembroke is an exceptional particularly attractive detached period cottage. The property presents elevations of painted render with majority (98%) double glazed UPVC windows, beneath a tile roof. We understand that the property was originally built for the mine manager and is believed to date back to the 1850's but has been vastly improved and remodelled during the current owner's tenure, including the installation of solid wood flooring on the ground floor, SISAL carpeting on the first. The accommodation is bright, homely and well thought out. There are so many other notable features including:

The property is almost fully 'Off Grid' and boasts a wind turbine, solar panelling with battery storage backed up by a generator. There is IBC water storage for rain water harvesting, mains water connected but has potential for a bore-hole to be installed. The drainage is private.

There is a very useful attached garage and workshop and a detached 'Old Dairy' made of cob and stone with cobbled floor, currently used as storage and brewing the annual cider crop. This has potential for so many alternative uses subject to planning permission.

The gardens are a labour of love arranged as a series of 'rooms'. with a plethora of rare and specimen plants, providing both structure and a wealth of everchanging colours throughout the year. The garden, despite its extravagance, is designed, through dense planting, to be easily maintained, with just one annual clear-up in the spring. Just off the gardens is a chicken run with chicken house, large greenhouse (11'x15') with vines and terraced area for nursery plants, 12 large raised beds for vegetables. Close to the Old dairy is an ideal barbeque area facing west to catch the sunsets, with herb beds and firepit.





There are 5 interconnecting fields, gently sloping towards the river Caen, with heritage cider apple orchard, which has a level area with 5 concrete bases, originally installed to house kennels. Also in the orchard is a hexagonal hut with log burner. Four further fields, one with field shelter, wrap around the property. With a mixture of ancient woodland (approximately 4 acres) and pasture, which is 10 years into a rewilding programme, with a diversity of wild flowers and saplings (mainly oak) which are well established. From the gardens behind the house, incredible views reach as far as Dartmoor to the south and Bideford Bay to the south west.

**SITUATION AND AMENITIES**

Often sought, seldom found – Pembroke is approached by a three quarters of a mile unmade no through track, initially shared access, but which becomes private as you reach the property itself. The cottage is well detached with no close neighbour and enjoys an elevated site, surrounded by its own stunning gardens and land with truly delightful south facing views into the valley and Caen river below. West Down is a particularly sought-after village because it retains good local amenities but is also within a 15 minute drive from Woolacombe beach, the village of Braunton and the coastal town of Ilfracombe. The centre of the village offers community shop, popular local pub, parish church and well renowned primary school. A little further afield are the world renowned surfing beaches of Croyde, Saunton (also with Championship Golf Course) and Putsborough. Barnstaple, North Devon’s Regional Centre, is less than half an hour by car and offers the area’s main business, leisure and shopping venues as well as District Hospital. At Barnstaple there is access to the North Devon Link Road, leading through in a further 45 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton parkway also offers a fast service of trains to London Paddington in just over 2 hours. Exmoor National Park can also be reached in less than half an hour.

**ACCOMMODATION**

Stone pathway leading to part glazed wooden front door with window to side, opening to SITTING ROOM UPVC to front elevation, stairs to first floor with study area below, solid wood flooring, handy storage cupboard, solid fuel stove, which provides two stoves and hot water, set into fire place with storage either side, doorway through to STUDY/OFFICE Large windows to south elevation, solid wood floor continued from sitting room, fire place with log burner, fitted book shelves and wooden panelling. EAT-IN KITCHEN Accessed from sitting room and conservatory, a delightful and cosy rustic kitchen with UPVC windows to rear and internal windows to conservatory, tiled floors, solid wood work surface with storage below and fitted shelving above, PANTRY leading to BATHROOM Two opaque UPVC windows to rear, tiled flooring, wooden panelling, 3 piece suite comprising panel bath, with shower head over, tiled surround, pedestal hand wash basin, low level WC. CONSERVATORY Used by the vendor as the main access to the house, wooden framed windows and doors, with large pane glass roof, tiled flooring, porcelain sink and plumbing for washing machine, handy area for coat and shoe storage. FIRST FLOOR Mainly SISAL flooring, large landing with UPVC window to front elevation enjoying the south facing views over valley and countryside beyond, Loft hatch with drop down ladder. MAIN BEDROOM UPVC to front elevation, fitted shelving either side of chimney breast, space for wardrobes BEDROOM 2 Good size double room with UPVC to front elevation, wooden panelled chimney breast with fitted shelves either side BEDROOM 3 UPVC to rear and side elevations and striking large pane half gable window allowing excellent light. FAMILY BATHROOM Linoleum flooring, UPVC to side and other half of the large pane gable, 3 piece suite, comprising panel bath, low level WC and hand wash basin with storage below.

**SERVICES**

As previously stated the property is mainly ‘off grid’ with mains water and private drainage. Electricity is provided by a wind turbine and solar which feeds battery storage with a back up generator. Solid fuel stove which can provide hot water, log burners and LPG for the gas hob. All wood used for heating is sourced sustainably from the land through coppicing.

**SPECIAL NOTES**

A public footpath runs down the access drive, then bears right (away from the main gardens and cottage) below the upper field and towards Little Comfort Farm. This is clearly indicated in the Promap.

**DIRECTIONS**

From Braunton head north on the A361 towards Ilfracombe. Continue through the village of Knowle past the Dog rescue centre on your left and after the former Fox Hunters Inn bear right signed West Down. As you approach the village, at the next junction, turn right passing the village stores on your right, keep the church to your left then, take the next right on to Rock Hill. Continue for approximately 250 meters and you will find entrance to the lane on the left hand side. Continue along this track for approximately three quarters of a mile where Pembroke can be found at the end of the lane. What3words ///riding.immediate.overdrive







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		68	34
EU Directive 2002/91/EC			

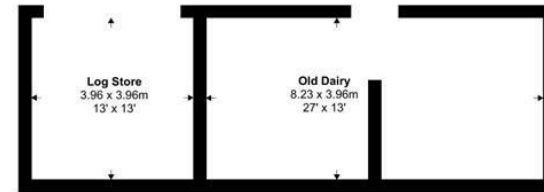
30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

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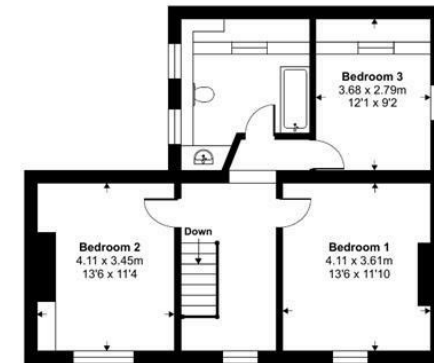
01271 322833

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

Approximate Area = 1594 sq ft / 148 sq m  
Outbuilding = 533 sq ft / 49.5 sq m  
Garage = 128 sq ft / 11.9 sq m  
Workshop = 128 sq ft / 11.9 sq m  
Total = 2383 sq ft / 221.4 sq m  
For identification only - Not to scale



Outbuilding



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023.  
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