



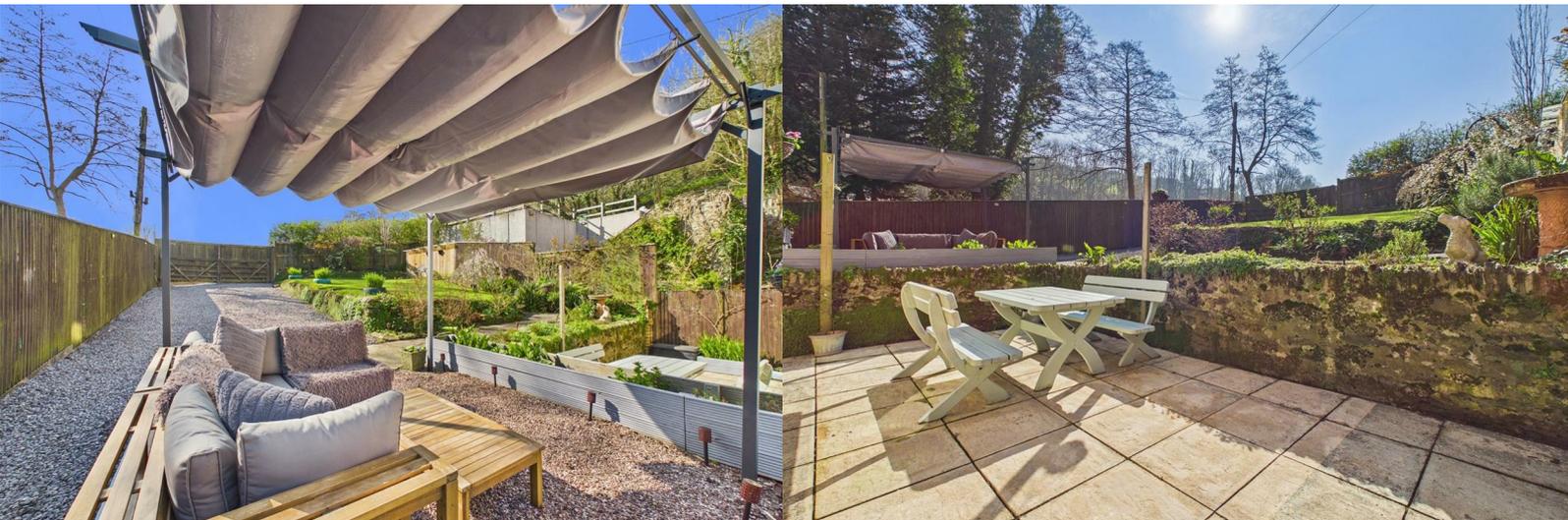
# turners



## Fern Cottage Mill Lane

Berrynarbor, Ilfracombe, EX34 9SH

Price Guide £260,000



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## Property Description

Charming two-bedroom semi-detached character cottage, situated in the highly desirable village of Berrynarbor, offering a wonderful blend of period features and modern convenience.

The property welcomes you with a well-equipped kitchen fitted with a range of wall and floor units, complete with space and plumbing for white goods, a gas hob, and electric oven below with extractor over, space for freestanding appliances. A lovely spacious dual-aspect open plan lounge/diner, featuring a bay window to the front which floods the room with natural light, and stairs rising to the first floor. A recently redecorated office/study provides a flexible space ideal for home working or additional storage, with direct access to a private, low-maintenance wrap around courtyard.

Upstairs bedroom one offers generous sized proportions with a bay window overlooking the sunny garden, while bedroom two is a well-proportioned double complete with a fitted double wardrobe. The dual aspect bathroom comprises a three-piece suite with an electric shower over the bath, WC, hand basin, and full tiled surround.

Externally the property boasts a fully enclosed plot and benefits from a gravelled driveway providing off-road parking for two vehicles. The sunny lawned gardens offer an excellent outdoor space with patio area, seating space with raised bedding borders, double gated access, outside tap, and a newly installed EV charger.

A delightful home in a sought-after village location – early viewing is highly recommended.

## Location

Berrynarbor is an attractive Olde Worlde picture post card village and has won several awards over the years for the "Best Kept Village" from Britain in Bloom and every spring and summer the village is awash with colour with attractive hanging baskets and neat and well-kept gardens throughout.

The amenities include a primary school with an 'outstanding' Ofsted rating, two public houses serving food, a community post office/general stores and a church. The village also has a thriving community with many local clubs and associations to suit a variety of different interests.

The coast is just a short distance away, only about a mile and a half, and there is plenty of nearby walking along miles of meandering footpaths which enjoy the best of North Devon's spectacular countryside and coastline. Local buses link Berrynarbor to neighbouring villages and Barnstaple, North Devon's main trading centre, approximately 11 miles away. Barnstaple has a vibrant high street with both big name and independent retailers. Barnstaple train station links to Exeter, allowing direct access into London. Barnstaple also has direct access onto the A361 North Devon Link Road which joins the M5 at junction 27 (Tiverton).

## Agent Notes

- Boiler is 6 months old
- Mains Gas
- Septic Tank (50/50 with the neighbour)

## Directions

Proceeding from our office in an easterly direction and heading out of Ilfracombe on the main A399 road towards Combe Martin. Continue on this road for approximately 3 miles turning right into the village of Berrynarbor immediately opposite the Sawmills Public House. Follow the road for a short distance turning left into Mill Park caravan park where the property will be located immediately on your left hand side with for sale board and name plate clearly displayed.

What3words - fund.prosper.pens



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

