



turners

Woodvale Sterridge Valley, Ilfracombe, EX34 9TB

Asking Price £500,000



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Woodvale Sterridge Valley

Ilfracombe, EX34 9TB

- An immaculate character cottage
- Three large double bedrooms, two bathrooms
- Multiple reception rooms with log burners
- Incredibly colourful and varied gardens and entertaining areas
- Far reaching views over the valley
- Situated in the rural, picturesque Sterridge Valley
- Within a short drive of the coast and Exmoor National Park
- Off road parking for 4 vehicles
- Charming features run throughout the property
- Finished to the highest of standards

An immaculately presented three bedroom character cottage situated in the picturesque Sterridge Valley, a sought after part of the postcard village of Berrynarbor. Woodvale boasts incredibly vast and colourful gardens and benefits from private parking for 4 vehicles.

Sitting less than a mile from the rugged North Devon coastline, close to the larger village of Combe Martin and the coastal town of Ilfracombe which is just 4 miles away. The village amenities include the old world pub, church, primary school and small post office/general store.

The front of the cottage looks particularly attractive with climbing wisteria and upon entering the front door there is a cosy and welcoming feel. While still retaining many original character features including original fireplaces, beaming ceilings and latch doors, this property has been finished to an incredible high standard throughout.



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Kitchen/Diner - 4.03m x 3.76m (13'2" x 12'4")

Entered into by one of two front doors to the property, this front facing room has all the charm of a cottage kitchen with some extremely tasteful modern touches in the lighting and stylish LVT flooring. Comprising of base level units, eye level shelving, an inset sink and drainer, built in larder unit, built in dishwasher and a range master double oven. The dining table a chairs provide the centre piece of the room creating the perfect social family space.

Utility Room - 4.20m x 1.66m (13'9" x 5'5")

An extremely useful addition to the kitchen. A rear aspect utility room with large skylight allowing an abundance of natural light. The room has been furnished with eye level units, extra counter top space and is fitted for up to 5 appliances including fridges, freezers, washing machines and tumble dryers. Other benefits include a large walk in storage cupboard. An essential room for a family.

Snug - 2.81m x 2.79m (9'2" x 9'1")

Aptly named the snug due to its warm feel and relaxing nature. This front aspect room effortlessly connects the main living room with the kitchen diner while creating a sought after secondary lounge. The room is designed around a feature stone built fire place and has charming exposed beams.



Living Room - 4.29m x 3.78m (14'1" x 12'5")

A fantastic space for all the family to enjoy, the focal point of this room is undoubtedly the open stone built fire place complete with Woodwarm log burner and exposed beam above, perfect for the winter months. Both practically and aesthetically this room instantly gives you welcoming and warm feeling. The space is filled with natural light via the UPVC front facing windows and secondary front door.

Study - 3.68m x 2.08m (12'1" x 6'10")

The third of three reception rooms, this dual aspect room lends itself brilliant to being a study, it is spacious and has multiple UPVC windows all offering a different view point. The walls have been cleverly paneled with LVT which compliments the natural character and charm of this wonderful cottage.

Landing - 2.97m x 2.24m (9'9" x 7'4")

A cleverly position skylight really brings this space to life. Centrally located, the landing offers immediate access to all three bedrooms and both bathrooms.

Bedroom One - 3.76m x 3.68m (12'4" x 12'1")

The primary bedroom is a large front aspect double room. While its size gives a real element of grandeur, the delightfully exposed ceiling and window beams ensure the room maintains its cottage character.

Bedroom Two - 3.76m x 3.51m (12'4" x 11'6")

Located at the opposite end of the property, this room is equally as impressive as the primary bedroom in both size and charm. With dual aspect windows front and back this bedroom is constantly filled with an abundance of natural light and boasts an exposed ceiling beam.

Bedroom Three - 2.84m x 2.74m (9'4" x 9'0")

The smallest of the three bedrooms but still a good size double room, front facing with views over the valley and an exposed ceiling beam.

Bathroom - 1.52m x 1.47m (5'0" x 4'10")

A compact bathroom that utilises the space it has perfectly. Comprising of an enclosed bath, low level WC and stylish counter top sink bowl that has been built into a beautiful solid wood cabinet. The walls have been attractively tiled and paneled giving the room a contemporary and modern look.

Shower Room

An essential second bathroom for a property of this size, comprising of a walk in shower unit, low level WC and vanity unit with sink atop. Tastefully decorated and finished in the same style as the bathroom.





Sun Room - 3.02m x 2.97m (9'11" x 9'9")

This delightful space has (by the owners admission) evolved over a period of time and the results are remarkable. The room brings internal and external elements together to create an area that can be enjoyed by the whole family. The far wall incorporates the original external stone work and the windows and transparent roof allows natural light to engulf the room. This rear aspect sun room has two external doors; one leading out into the garden, the other leading to a sun trap roof terrace.

Roof Terrace

The perfect area for BBQ's and outdoor entertainment. This south facing terrace is a real sun trap and its privacy makes it the perfect place to unwind. It is completed with a stylish veranda and the flooring is finished with artificial grass.

Outside

To the front of the property is a low stone wall and flagged pathway which separates the cottage from the quiet road. Over the road, adjacent to the property are two well maintained parking areas combining to facilitate off road parking for 4 vehicles. Bordered by a delightful stream the area also has ample size to house existing garden sheds and log stores. To the side of the property is a patio area with fish pond.

To the rear of the property there are flag stone steps leading up to a leveled lawn area enjoying far reaching views over the valley and surrounding woodland. The gardens have been expertly landscaped, comprising of several stone raised flower beds, home to a variety of mature shrubbery that is a wash with colour. Following the path up through the tiered grounds there is a dedicated area to home grown fruit and vegetable patches, a green house and hidden garden shed on the opposite side of the garden.

The property is fitted with solar panels that are owned outright and provide the owners with excellent additional income.



Agents Notes

Due to its location there is no mains sewage however the septic tank two doors down.

There is no mains gas.

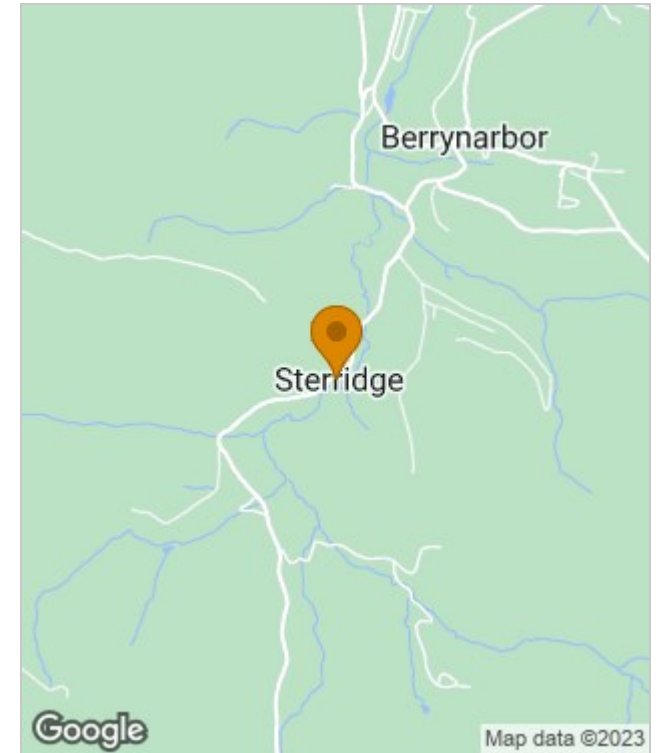
Wifi and broadband coverage in this area is rated as good.



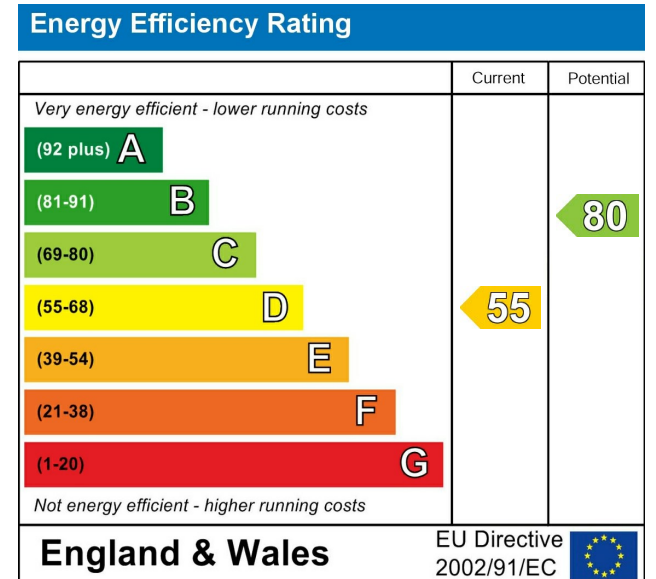
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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