



Briar Cottage







# Briar Cottage

62 Silver Street, Berryarbor, Devon, EX34 9SE

Village amenities within walking distance. Combe Martin Beach 2 miles

A prestigious and interesting house offering versatile accommodation & secluded garden in a favoured village close to the Coast

- Hall, Cloakroom, Sitting Room
- Study/Bedroom 5, 2nd Kitchen
- 4 Bedrooms & 2 Bathrooms
- Garage & Ample Parking
- Council Tax Band E
- Kitchen/Dining Room, Utility Room
- Family Room. Part Gas C/H
- Including Potential Annexe
- Mature Secluded Gardens
- Freehold

Guide Price £550,000

## Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## SITUATION & AMENITIES

Briar Cottage is a most prestigious house and is placed at the very centre of the thriving village of Berryнарbor, with its pleasant views across village roofs towards the surrounding open countryside. Here, in a Gold Medal-winning Area of Outstanding Natural Beauty (ANOB), there is an active community dedicated to high standards, village maintenance and floral decoration. The village has a church, a primary school, a community centre, a brilliant golf club, a harbour, parks with tea rooms and a castle. There is also an award-winning Post Office and community shop set in a free car park. Ilfracombe – only 4 miles away – provides secondary schooling and readily accessible doctors, dentists and opticians, whilst the North Devon District Hospital is 8 miles away at Barnstaple.

Location, location, location is everything and here it is at Berryнарbor in the Sterridge Valley, with its microclimate and roads leading to lovely surfing beaches at Croyde, Putsborough and Saunton. Exmoor National Park begins at Combe Martin, only 2 miles distant.

## DESCRIPTION

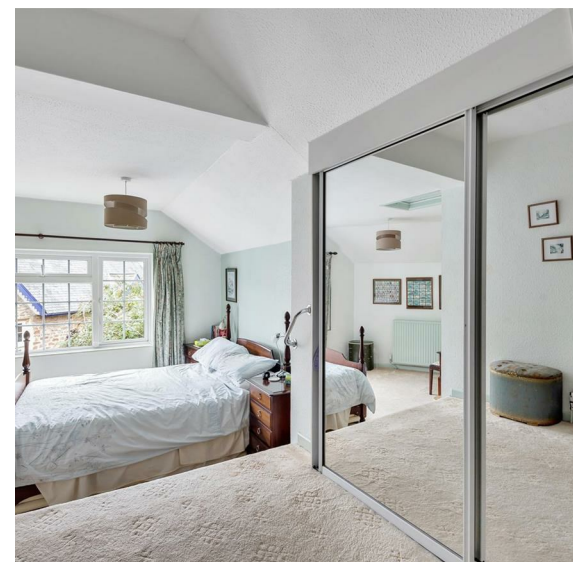
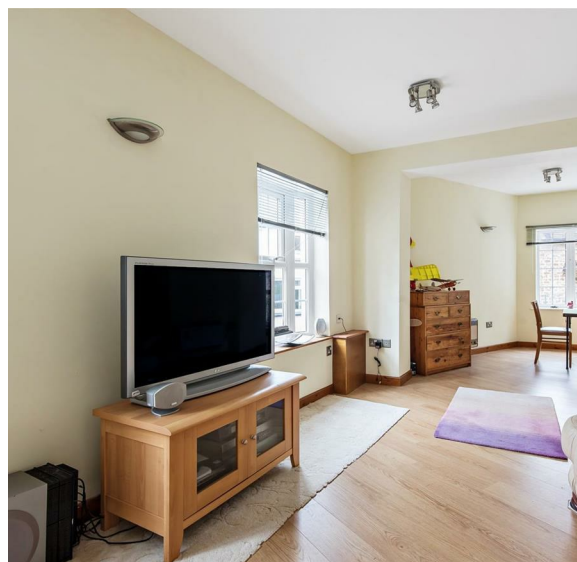
Offered for sale for the first time in 34 years, this South-facing detached character residence has white rendered walls with all doors and windows in superior Georgian-style double glazing. The main roof has been newly slated, and it stands over a new floor and renovated upper walls. The original house – of period origin – was extended in both the 1930s and 1950s, and further remodelling was done after the property ceased trading at the village Post Office in the 1990s. After this time it became entirely residential but retained its GPO post box in the front wall. The accommodation is clearly generous, well-presented and particularly versatile. It could be easily adapted to suit dual occupation by parts of the same family, or to incorporate a small holiday let. It could even been extensively reconfigured into two smaller dwellings. Furthermore, the annexe – which previously housed the post office – could convert into a space suitable for Air B'n'B use, an antique shop or even a gallery.

## ACCOMMODATION

The property comprises as follows:

- Entrance foyer/Cloakroom
- Main Kitchen with Dining Area to seat 8+ people
- Good sized Sitting Room with c/h and a gas fire in raised alcove
- Carpeted stairs and landing with understairs storage
- Spacious Principal Bedroom with dressing areas and Shower Room alongside
- 2 spacious further double Bedrooms
- Tertiary double Bedroom/Office Space
- Second Bathroom or family/guests
- Adjoining Utility Room with exit to lawned and rose gardens, shed and garage
- Annexe – a versatile space with potential for a multitude of uses, comprising: Kitchen, Bedroom with toilet, Bathroom, large sitting out area/activity space, 3 window areas and exit door to garden patio.
- Ample off-road parking for multiple vehicles

Of particular note is the recent re-roofing of the house which has been done in slate over new A frames and a planked floor, with lighting. There has also been considerable renovation of the house wall plates, window lintels, sidings, guttering and downpipes. Underfloor insulation was installed. The annexe roofing was also subject to renovation and improvement.





## ACCOMMODATION

### GROUND FLOOR

Front door leading to ENTRANCE LOBBY with tiled flooring. Internal latch door leading to KITCHEN/DINING ROOM with attractive bow window with seating, ornamental fireplace and beamed ceiling, part carpeted and part tiled. The KITCHEN incorporates matching base and wall mounted units, 1 ½ bowl ceramic sink, picture tiles, fitted appliances including ceramic hob, extractor fan, NEFF electric oven and fridge. SITTING ROOM – a spacious double aspect room, carpeted throughout, with feature fireplace with flue gas fire with stone surround, exposed chimney breast, well-lit beamed ceiling and bow window. A sliding glazed door leads to the stairs, with understairs concealed storage.

### ANNEXE

A second door from the KITCHEN leads to the original shop area, now configured as FAMILY ROOM/STUDIO/POTENTIAL OVERSPILL ACCOMMODATION. This is a large, bright and airy double aspect space with wood laminate flooring throughout, two Dimplex electric wall heaters and a gas wall heater. There is great lighting and provision for connection to the main central heating system.

### FIRST FLOOR

LANDING. FAMILY BATHROOM with spa bath with Mira shower over, integrated basin with cupboards under, low level wc, two heated towel rails/radiators, circular mirror, extractor fan, tiled floor with partial underfloor heating. Separate SHOWER ROOM with cubicle with Mira shower, wash hand basin with cupboards under, wc, heated towel rail/radiator, underfloor heating. PRINCIPAL BEDROOM – on two levels – with space for Queen size bed, extensive DRESSING AREAS with mirror-fronted built-in wardrobes. BEDROOM 2 with corner basin, cupboard and mirror-fronted wardrobes. BEDROOM 3 – another double room with fitted wardrobes with cupboards above and vanity unit. Further BEDROOM – currently arranged as a model railway room with bookcase recess. UTILITY ROOM with work surface, multiple cupboards and drawers, integrated fridge/freezer, plumbing and space for washing machine, new gas boiler for central heating and domestic hot water, airing cupboard with water tank, UPVC door leading to UPPER GARDEN AREA. All bedrooms have views across the rooftops to the hillsides. The landing, stairs and upper rooms are all well carpeted. There are three separate roof spaces which are accessed via traps doors and are insulated and lit, the main of these having a newly planked floor, lights, Velux windows and new water tankage.

## OUTSIDE

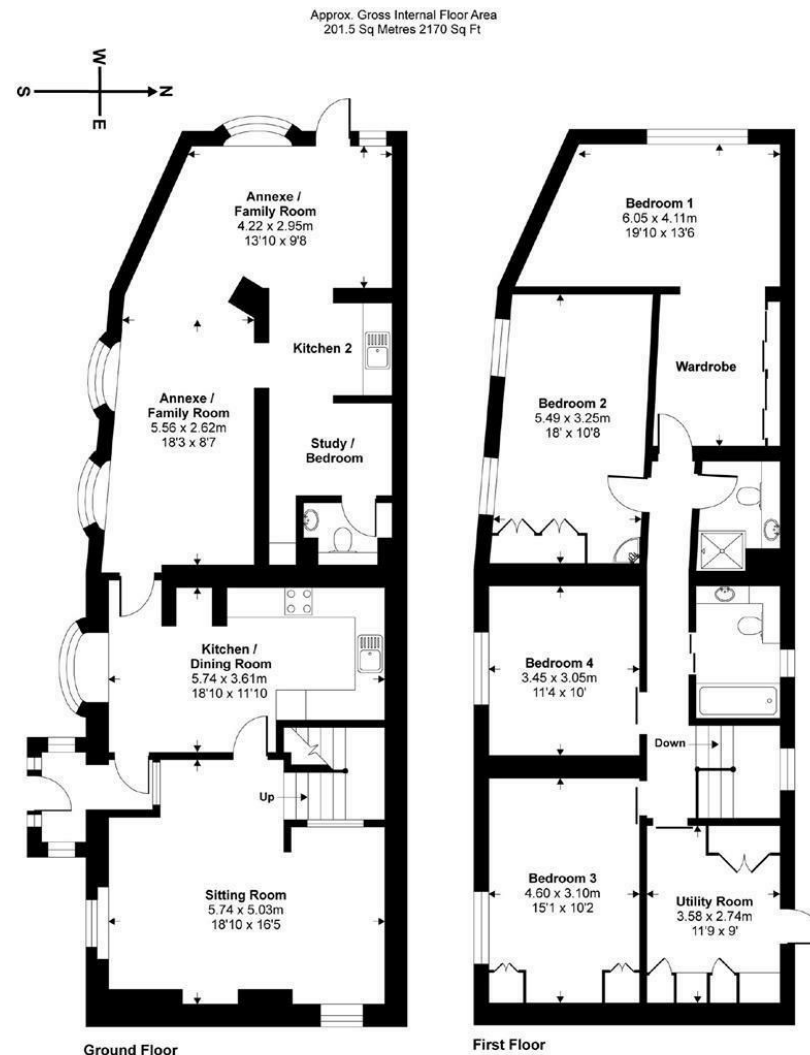
To the right of the house, there are steps alongside a running stream which ascend to a small, fenced side garden which features a box-edged rose bed, mature bay tree and a lawn with flowering borders. There is access via a gate to an area of sweeping lawn – an ideal recreational space for adults and children alike – with fencing which provides a high degree of privacy. There are stocked borders full of colour and interest, mature fruit trees and a silver birch which provides shade. This is complemented by a metal GAZEBO and rustic PERGOLA with mature wisteria. A new timber POTTING SHED and good-sized GARAGE allow for extensive storage and provide a workshop space. A gate at the rear leads to a right of way onto Castle Hill and the village shop. There is a stepped walkway under a rustic arch which leads back to the UTILITY ROOM door via a further TERRACED GARDEN with an outside water tap.

## SERVICES

All services are fully mains connected.

## DIRECTIONS

From the centre of Berrynarbor, facing the church, proceed down towards the Sterridge Valley into Silver Street. Briar Cottage will be found opposite the school at No.62.



Copyright nichecom.co.uk 2018 Produced for Stags  
NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

| Energy Efficiency Rating                    |           |                                                                                                                  |
|---------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                        |
| Very energy efficient - lower running costs |           |                                                                                                                  |
| (92 plus) <b>A</b>                          |           | <b>81</b>                                                                                                        |
| (81-91) <b>B</b>                            |           |                                                                                                                  |
| (69-80) <b>C</b>                            |           |                                                                                                                  |
| (55-68) <b>D</b>                            | <b>58</b> |                                                                                                                  |
| (39-54) <b>E</b>                            |           |                                                                                                                  |
| (21-38) <b>F</b>                            |           |                                                                                                                  |
| (1-20) <b>G</b>                             |           |                                                                                                                  |
| Not energy efficient - higher running costs |           |                                                                                                                  |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |



