



Parsons Pightle  
Sterridge Valley  
Berrynarbor  
Ilfracombe  
Devon  
EX34 9TB

**Asking Price: £575,000 Freehold**



Changing Lifestyles

01271 866 699  
[ilfracombe@boproperty.com](mailto:ilfracombe@boproperty.com)

Parsons Pightle, Sterridge Valley, Berrynarbor, Ilfracombe, Devon, EX34 9TB

3 Bedroom Detached Bungalow with separate Annexe in sought after location...



- 3 Bedrooms detached bungalow
  - Sunny gardens
  - Ample off road parking
- Peaceful and tranquil location
- Spectacular countryside views
  - 22ft Garage
- 1 bedroom separate Annexe
  - 0.24 Acre plot size
- Approximately 20ft decked terrace
  - EPC: D
  - Council Tax Band: D



Nestled in a highly sought-after location, this charming detached 3-bedroom bungalow offers an idyllic countryside retreat with breathtaking views. The property boasts a spacious and versatile layout, perfect for family living. A standout feature is the separate annexe, providing an ideal space for guests, extended family, or a home office. Surrounded by sunny, well-maintained gardens, the home offers a peaceful outdoor environment to relax and enjoy the views. The generous grounds include ample off-road parking, making it convenient for multiple vehicles. A large 22ft garage further enhances the property, providing plenty of storage space for tools, equipment, or additional storage needs. The bungalow is well-presented and offers the perfect balance of modern comfort with the serenity of rural living. Whether you're looking to unwind in the tranquil setting or entertain guests in the charming annexe, this property offers both flexibility and charm. With its ideal location, ample space, and picturesque surroundings, this bungalow presents a rare opportunity for those seeking a peaceful rural retreat. Book your viewings today!



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The Sterridge Valley is located within Berrynarbor, a rural and coastal community with spirit. The village nestles on the slopes of a diverse, beautiful valley, rich in meadow, pasture land and wooded cleaves. Its name is derived from past manorial lords - the Berry and De Nerbert families. The focal point of the village is its fine church with lofty pinnacled tower, 17th Century lych-gate and original cobbled path. Along with the local village shop and easy walking distance to local pubs. There are delightful walks all around and Watermouth Harbour, Hele Bay and Combe Martin are just a short drive away. The Sawmills and Globe Inn offer excellent venue to dine and socialise and there's the possibility of fishing at nearby Mill Park, where as well as the lake are additional leisure facilities. Within a 20 minute drive are the expansive sandy beaches of Woolacombe and Putsborough and Barnstaple, the regions centre with a wide range of amenities and attractions is approx. 10 miles away. The North Devon Link Road A361 gives fast access to the M5 Motorway Junction 27 (Tiverton).



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**Main Entrance** - UPVC double glazed door and window to front elevation enjoying hillside views, door leading to;

**Entrance Porch** - Solar panel inventor, UPVC double glazed door and window leading to;

**Hallway** - Wood flooring, radiator, doors leading to;

**Bathroom** - 5'5" x 8'9" (1.65m x 2.67m)

UPVC double glazed window to rear elevation, low level push button W.C, vanity wash hand basin, tiled splash backing, tiled window sills, walk in shower with glass panel door and rainfall shower head above, heated towel rail, tiled floors.

**Living Area** - 13'9" x 12'9" (4.2m x 3.89m)

UPVC double glazed window to front elevation, log burner and stone surround, exposed wood flooring, built in shelf, partly glazed sliding door leading to;

**Kitchen/Diner** - 9'7" x 18'2" (2.92m x 5.54m)

UPVC double glazed window to rear elevation, UPVC double glazed door to rear garden, a range of wall and base units, Belfast sink integrated into wooden countertops, space for additional appliances, partly tiled splash backing, wood flooring, radiator.

**Bedroom One** - 10'11" x 11'10" (3.33m x 3.6m)

UPVC double glazed window to front elevation enjoying spectacular views, exposed wood floors, radiator.

**Bedroom Two** - 9'7" x 11'10" (2.92m x 3.6m)

UPVC double glazed window to rear elevation, radiator, exposed wood floor.

**Bedroom Three** - 7'6" x 8'9" (2.29m x 2.67m)

UPVC double glazed window to front elevation providing lovely views, exposed wood flooring, radiator.

**Garage** - 22'8" x 7'9" (6.9m x 2.36m)

Up and over garage door, partly glazed window to rear elevation, power and lighting.

Annexe

**Main Entrance** - UPVC double glazed door leading to;

**Living Area/Bedroom** - 12'9" x 9'5" (3.89m x 2.87m)

UPVC double glazed window to front elevation, providing hillside views, radiator, partly glazed bifolding door to;

**Kitchenette** - 8'10" x 4'6" (2.7m x 1.37m)

UPVC double glazed window to rear elevation, a range of wall and base units, space for small appliances, stainless steel sink and drainer inset into countertops, radiator, sliding door to;

**Shower Room** - 6'6" x 2'4" (1.98m x 0.7m)

UPVC double glazed window to rear elevation, low level push button W.C, vanity wash hand basin, shower cubicle, tiled splash backing, extractor fan.

**Outside** To the front of the property is a beautiful sunfilled gentle sloping neatly manicured lawn area with an abundance of shrubs, fruit trees, hedgerow and flowers awaiting to blossom. There is a fantastic composite decking area perfect for enjoying stunning views and listening to the birdsong.-

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Steps from here lead towards the bottom of the garden with gated access to additional off road parking and garage.

There is a gravelled driveway enclosed by wooden double gated access with a lean-to on the side elevation providing access to the rear garden and annexe.

The rear garden comprises of a sloped triangular shaped lawn with a green house and partly enclosed by featheredge fence panels with pleasant views over the rooftop.

**Agents Notes** - This property is a traditional stone and brick construction with clay tiled roof, located in an area with very low flood risk. It has direct connections to mains electricity, gas and water services but sewage is via a natural filtration septic tank. The property also has access to broadband services with estimated speeds as follows: Standard at 13 Mbps, Ultrafast at 900 Mbps. Mobile service coverage is good and also has solar panels which we have been informed by the Vendors are owned. Currently, there are no planning permissions in place for this property or any nearby properties. The property does involve a shared access from Wood Park Lane on to front drive.

All material information provided is intended for guidance only. While we strive to ensure accuracy, we cannot guarantee the completeness or reliability of the information. Prospective buyers and tenants are advised to conduct their own investigations and seek professional advice before making any decisions. We accept no liability for any inaccuracies or omissions in the information provided.

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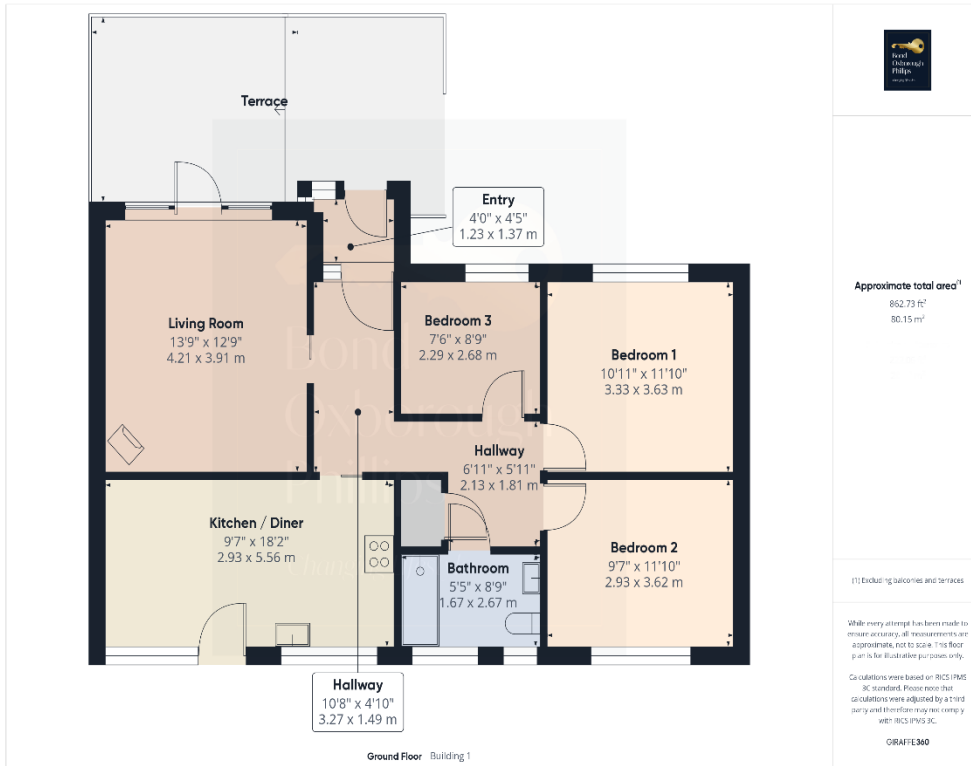


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## Directions

From our Ilfracombe office with the premises on your right hand side proceed out of the town in the direction of Combe Martin. Follow the road through Hele Bay and approximately four miles passing Watermouth Castle and on sighting The Saw Mill Public House turn right into Berrynarbor. Take a second right just after the entrance to Mill Park signposted Sterridge Valley and follow the road to the left. Continue along this road through the cut in the rocks and the property can be found on your left hand side just past our 'For Sale' Board.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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## We are here to help you find and buy your new home...

119 High Street

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### Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

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for a free conveyancing quote and  
mortgage advice.



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