

HIGHVIEW HOUSE

BERRY NARBOR • DEVON

JACKSON-STOPS



HIGHVIEW HOUSE
HAGGINTON HILL, BERRYNARBOR, ILFRACOMBE, DEVON

A HIGHLY EFFICIENT CONTEMPORARY HOME
ENJOYING AN ELEVATED AND PRIVATE EDGE-
OF-VILLAGE SETTING, WITH SEA GLIMPSES



DISTANCES

BERRYNARBOR VILLAGE - 0.5 MILE
COMBE MARTIN BEACH - 2 MILES
ILFRACOMBE - 4 MILES
BARNSTAPLE - 10 MILES
(DISTANCES ARE APPROXIMATE)

ACCOMMODATION

- A-rated modern eco home
- Highly sought-after edge of village location
- Light and airy accommodation
- Emphasis on indoor/outdoor living
- Superb kitchen/family room
- Four bedrooms (1 en suite)
- Delightful walled gardens
- Stone outbuilding
- Ample off-road parking
- Sea glimpses
- Must be viewed

COMMUNICATIONS

The area is readily accessible via Junction 27 of the M5 motorway and the A361 North Devon Link Road, which links to the A39 Atlantic Highway. Rail services are available from Barnstaple, with connections at Exeter providing regular direct services to London Paddington in just over two hours. Alternatively, Tiverton Parkway, approximately an hour's drive away, offers mainline services to London and destinations across the country.

LOCATION

The property enjoys an elevated position on the outskirts of the picturesque village of Berrynarbor. The village offers a range of amenities including a community Post Office and general store, a historic 13th-century inn, church, village hall and a highly regarded primary school.

Watermouth Harbour is within a mile of the property and features a popular café, while Broadsands Beach is also close by. The coastal village of Combe Martin, approximately two miles away, offers a sandy beach together with a wider range of shops and everyday amenities.

The seaside town of Ilfracombe, around four miles away, provides an excellent selection of supermarkets, independent shops, cafés, pubs and restaurants, as well as its historic harbour and the renowned Landmark Theatre.

The property is ideally placed to enjoy the stunning North Devon coastline, with many of the area's finest beaches within easy reach, including the popular surfing beaches of Saunton Sands, Croyde, Puttsborough and Woolacombe. In 2022, the North Devon coastline was designated a World Surfing Reserve, becoming the first location in the UK and the only cold-water World Surfing Reserve in the world.

Barnstaple, the region's principal town, is approximately 10 miles away and offers an extensive range of shopping, educational and commercial facilities, along with transport links to the wider area.

THE PROPERTY

An excellent opportunity to acquire a modern detached home, completed in 2021 by a highly regarded local builder. Constructed to an exacting standard, the property incorporates a range of eco-friendly features and benefits from an impressive A-rated Energy Performance Certificate.

This stylish residence offers light-filled and spacious accommodation, occupying an elevated position that affords a high degree of privacy together with glimpses of the Bristol Channel. Designed with modern living in mind, the property seamlessly blends indoor and outdoor spaces, with bi-folding doors opening onto the gardens and extensive patio and decked areas, ideal for al fresco dining and entertaining.

The accommodation includes four well-proportioned bedrooms, one of which benefits from an en-suite shower room.

Outside, there is ample off-road parking, attractive partly walled gardens and a detached stone outbuilding currently utilised as a workshop and store.





A viewing is highly recommended to fully appreciate the quality, setting and lifestyle offered by this impressive family home.

The accommodation, with approximate dimensions more clearly identified on the accompanying floorplans, comprises:

Front door with glazed side panel leads to:

Entrance Hall – Oak flooring. Stairs rise to the first floor landing.

Sitting Room – A dual aspect room with bi-folding doors leading onto the patio and garden. Oak flooring.

Kitchen/Dining/Family Room – A superb family orientated room enjoying a triple aspect with bi-folding doors leading onto the decked area situated to the front elevation. Oak flooring. Cupboard housing pressurised hot water cylinder and providing excellent storage. The kitchen comprises an excellent range of matching wall and base units with sink set into Quartz work surfaces with integrated appliances including double oven/microwave, dishwasher, fridge, freezer and hob with extractor over. Central island unit.

Utility Room – Comprising a range of matching wall and base units with sink set into Quartz work surfaces. Space for washing machine and tumble dryer. A door provides access to the rear garden and window to the side elevation.

Cloakroom – Comprising low level WC and wash hand basin. Obscure window to the rear elevation.

First Floor Landing – Vaulted ceiling with picture window to the front elevation enjoying glimpses of the Bristol Channel. Oak flooring. Good-sized storage cupboard.

Bedroom 1 – French doors to the front elevation enjoying glimpses of the Bristol Channel and providing access onto the balcony. Built-in wardrobes. Oak flooring.

En-Suite – Comprising low level WC, pedestal wash hand basin and a double shower cubicle. Obscure window to the side elevation. Heated towel rail. Velux window.

Bedroom 2 – Window to the front elevation enjoying glimpses of the Bristol Channel. Built-in wardrobes. Oak flooring.

Bedroom 4 – Window to the rear elevation. Oak flooring. This room is currently being used as a snug.

Bathroom – Comprising low level WC, pedestal wash hand basin, panelled bath and a corner shower cubicle. Obscure window to the rear elevation. Heated towel rail.

Bedroom 3 – Window to the rear elevation overlooking the garden. Oak flooring. Built-in wardrobes.



OUTSIDE

The property is approached via a pillared entrance and shared driveway, leading to a gravelled parking area providing ample off-road parking for three to four vehicles. Steps rise to the front of the property, where the garden is principally laid to lawn with well-stocked flower beds, borders and a stone patio.

A generous raised deck extends around the front and side of the property, creating an ideal space for al fresco dining and outdoor entertaining. The deck leads through to the rear garden, which enjoys a sunny and private aspect, enclosed by mature stone walls and fencing. A spacious patio adjoins the property, while the garden itself is attractively landscaped with a variety of mature plants and shrubs providing colour throughout the seasons.

The property also benefits from a substantial detached stone outbuilding, currently utilised as a workshop and store.



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TOTAL APPROX. FLOOR AREA
MAIN HOUSE = 158.6 SQ M / 1708 SQ FT
OUTBUILDING = 22 SQ M / 237 SQ FT
TOTAL = 180.6 SQ M / 1945 SQ FT

PROPERTY INFORMATION

Services – Mains electricity and water. Air source heat pump provides underfloor central heating. Solar PV.

Local Authority – North Devon District Council – 01271 327711.

Contents, Fixtures and Fittings – Only those mentioned within this brochure are included in the sale. All others, such as light fittings, mirrors, garden ornaments etc are specifically excluded, but may be available by separate negotiation.

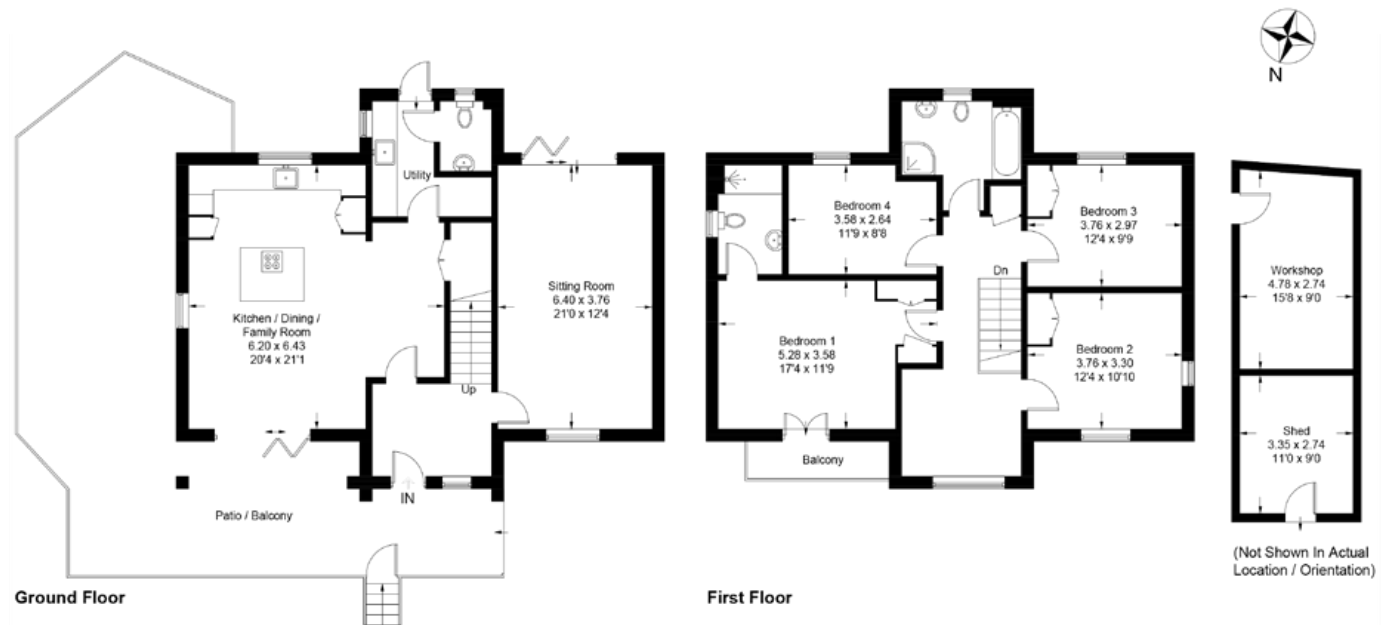
EPC Rating: A

What3Words: ///concerts.veto.cools

Directions – From Combe Martin, take the coastal road towards Ilfracombe, continuing past the first turning signposted to Berrynarbor. After approximately 0.6 miles, turn left, signposted to Sterridge Valley, immediately before The Old Saw Mills. Follow the lane for around 0.5 miles and then take the sharp turning back on yourself into Hagginton Hill. Continue uphill, where the property's pillared entrance will be found on the left-hand side close to the crest of the hill.

Viewing: By appointment with Jackson-Stops, North Devon.
01271 325 153.

For sale by private treaty with vacant possession upon completion.



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

NORTH DEVON

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