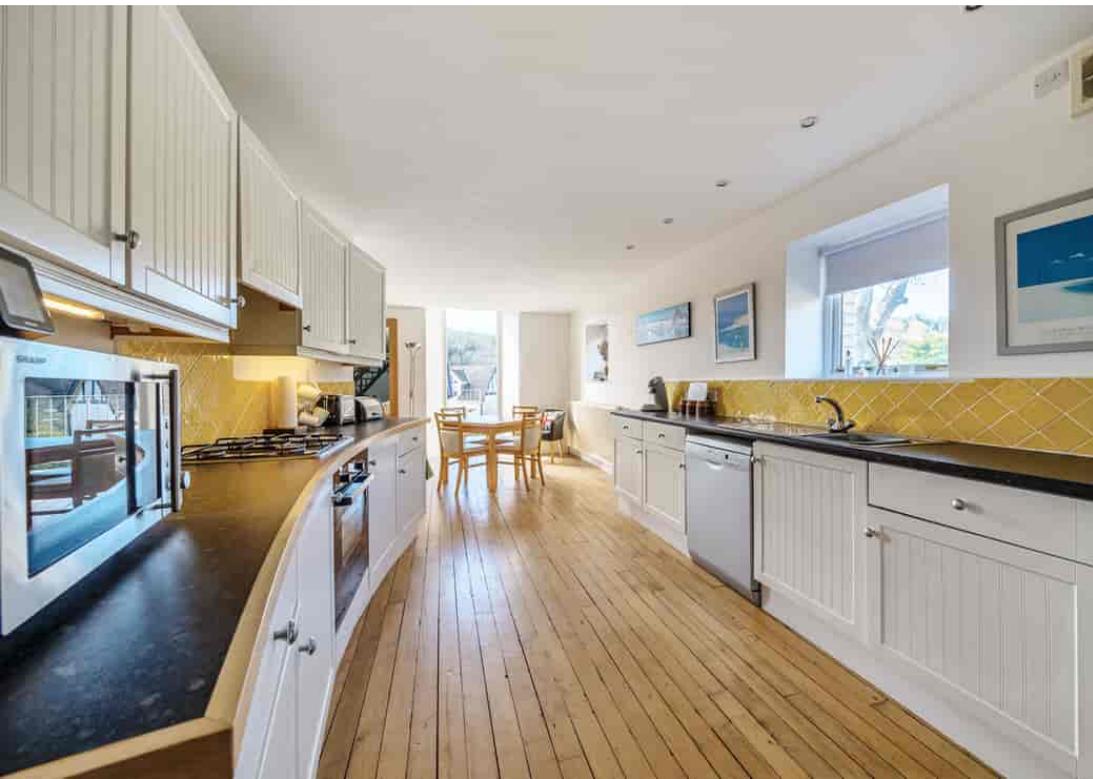




School House, Birdswell Lane, Berrynarbor, Devon, EX34 9SF





School House, Birdswell Lane, Berrynarbor, Devon, EX34 9SF

£550,000

John Smale & Co are delighted to offer For Sale a former Sunday School situated in the heart of the village of Berrynarbor. This lovely Period property offers Open Plan Ground Floor accommodation throughout and is Stylishly Presented offering plenty of Charm and Character. Outside there are Extensive Gardens and Ample Parking as well as affording Delightful Countryside Views and Woodland Hillside views in the distance. The property we believe dates back to the mid 1850's and has since being converted just over 20 years ago into two dwellings both displaying charm and character. The accommodation layout is arranged over 2 floors with feature arched double glazed windows and doors, which allows plenty of natural light. This property would make an ideal family home, second home or indeed a lucrative investment opportunity.

The property is located close to the village of Berrynarbor, which has won many awards including Best Kept Village and Britain in Bloom. The village itself hosts a thriving community and benefits from amenities such as post office/general store, a church, an inn, and a Church of England Primary School. Berrynarbor is approximately 9 miles from the regional centre of Barnstaple, which offers shops and amenities catering for everyday needs. The beaches of Ilfracombe are also within a few miles of the property.

School House, Birdswell Lane, Berrynarbor, Devon, EX34 9SF

Four Bedroom Victorian School House Conversion
Open Plan Accommodation
Period Property
Ample Off Road Parking
Situated In The Heart Of The Village Of Berrynarbor
An Ideal Family Home / Second Home
Pleasant Garden
Countryside Views
Freehold



Hallway

With vaulted ceiling. Open tread steel and Oak staircase.

Living Room / Dining Area

6.46m max x 9.79m max (21' 2" max x 32' 1" max)

Open Plan Kitchen

3.14m x 3.49m (10' 4" x 11' 5")

Utility Room

1.80m x 1.98m (5' 11" x 6' 6")

First Floor Landing

Bedroom One

3.18m x 3.68m (10' 5" x 12' 1")

En-Suite

1.60m x 2.11m (5' 3" x 6' 11")

Bedroom Two

3.15m x 3.89m (10' 4" x 12' 9")

Bedroom Three

2.89m x 3.15m (9' 6" x 10' 4")

Bedroom Four

2.37m x 3.16m (7' 9" x 10' 4")

Bathroom

2.09m max x 2.49m max (6' 10" max x 8' 2" max)

Outside

Low maintenance walled front garden. A pathway to the side of the property and also leads to two allocated parking spaces located at the front of the school. To the side of the property there is an extra parking area, allowing space for numerous vehicles. The current vendor has advised us there maybe the option to build a garage or workshop within this area where formally planning permission had been granted but has since lapsed. To the rear, there is an extensive West facing garden mainly laid to lawn and enjoys stunning views towards the surrounding countryside and wooded hillside in the distance. The garden offers privacy, being enclosed by picket fencing and hedgerow.



SERVICES

Mains Services Connected. Gas, Electric and Water.

Council Tax Band: D.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: C.

DIRECTIONS

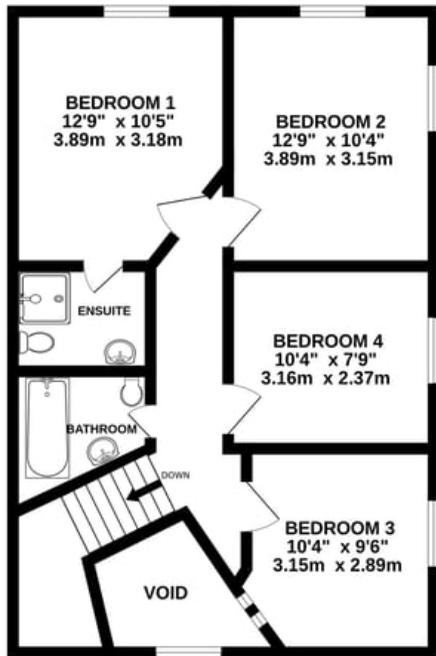
After entering the centre of Berrynarbor, pass Ye Olde Globe Inn on your left. The the next left through a narrowing and onto Birdswell Lane. The property can be found on your left, opposite St Peters Church.

*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 1355 sq.ft. (125.9 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	69	
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



