

STAGS

Orchard Park







Orchard Park,

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

Village amenities - 5 minutes by car. Combe Martin Beach - 2 miles. Ilfracombe - 4 miles. North Devon's surfing beaches & Barnstaple - less than 30 minutes

A substantial country house with stunning interior - including self contained annexe - together with buildings (with potential stpp) & approximately 30 acres, in a beautiful & tranquil rural setting, close to the coast

- Fabulous house with self contained annexe
- 2 Reception Rooms & Home Office
- 5 Bedrooms & 3 Bathrooms
- Double Garage & Extensive Parking
- Landscaped gardens, pasture, stream, woodland
- No near neighbours. Fine views
- Superb bespoke Kitchen/Dining/Family Room
- Annexe comprising Bed/Sitting Room/Kitchenette & Wet Room
- Barn 1430 sq ft & period stone buildings all with potential
- No upward chain. Council Tax Band G. Freehold

Guide Price £1,500,000

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SITUATION & AMENITIES

Set within the quiet and timeless Sterridge Valley - an Area of Outstanding Natural Beauty - on the outskirts of the picturesque, unspoilt village of Berrynarbor which offers community Post Office/general store, 13th Century village inn and a well-respected primary school. Coastal and country walks can be enjoyed nearby, including Watermouth Cove - which is very sheltered, a perfect haven for boats, which take up much of its harbour. It's a mix of shingle and sand with a stream running along it. The popular North Devon coastal village of Combe Martin is about 3 miles and set at the bottom of the hilly coastline, with a sheltered beach along with a variety of shops and other amenities. Ilfracombe is about 4 miles away, with its quaint harbour and facilities - including supermarkets, schools, leisure centre and theatre. The world-renowned surfing beaches at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe all within easy travelling distance. Exmoor National Park is also just a short drive and provides endless bridleways, footpaths and dramatic, rugged scenery to enjoy. Barnstaple is about 20/25 minutes by car and as North Devon's regional centre, offers the area's main business, commercial, leisure and shopping venues, as well as District Hospital. From Barnstaple the A361 provides access to Junction 27 of the M% motorway in about 45 minutes and where Tiverton Parkway offers trains to London in 2 hours. The nearest international airports are at Bristol & Exeter. There is an excellent choice of state & private schooling available in the area including West Buckland with local pick up points.

DIRECTIONS

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SERVICES

Mains electricity, private borehole water supply (with 10,000 ltr holding tank). Borehole located in field behind the property. Central heating is oil-fired. Drainage is to a private sewage treatment plant located in the half acre triangle across the access lane from the property.

DESCRIPTION

Orchard Park is understood to be of period origin but was largely re-built and extended between 1997 and 2004 and then extended, remodelled and refined during the current vendor's 12-year tenure, most recently in 2019/20. The original core presents elevations of stone, beneath a slate roof. The most recent extension presents k rend coloured elevations, beneath a flat & vaulted, zinc roof. There are double glazed doors and windows throughout. The remodelling and extension of the property has been undertaken sympathetically and skilfully, creating a fusion of period features with quality 21st Century refinements. There is extensive use of oak joinery and flooring, as well as a bespoke oak staircase, these sit well with many contemporary features.. At the heart of the property the superb open-plan Dining/Family Room/Kitchen with its bespoke walnut units has a wall of bi-fold doors, which open to bring the outside in. The self-contained single-storey Annexe which adjoins the Kitchen could alternatively be utilised as a Playroom/Games Room/Office/Studio/Therapy Room, etc. The vendor has great flair for design, which is evident not only inside but also outside, where the Mediterranean-style landscaped terraced garden has recently been completed. This leads to a sheltered roof terrace from which to enjoy views over the surrounding countryside. Externally there is an integral double garage/utility room, detached stone former barn with its own gated access. This is currently utilised for storage but has potential for conversion to additional accommodation/holiday let (subject to planning permission). There is extensive parking, including a yard, a large former agricultural barn (also with potential for conversion to a possible dwelling - again subject to planning permission). The gardens, pasture and woodland are bisected by a stream and amount in all to about 30 acres. For those interested in equestrian pursuits, the former agricultural barn could potentially be converted to stabling, and it is possible to ride out onto the local lanes. Alternatively, the grounds could accommodate yurts, cabins, etc, to create a potential holiday business - again subject to any necessary planning permission being obtained. The land includes approximately ½ an acre on the opposite side of the access lane to the main lot, which can double up as additional parking.













ACCOMMODATION

GROUND FLOOR

Front door to RECEPTION HALL/SNUG with slate flooring, fireplace with fitted wood burner, bread oven. Access to INNER LOBBY with door to GARAGE (described later). Oak staircase rising to First Floor (described later), recessed shelving, cupboard understairs. SITTING ROOM/CINEMA ROOM feature fireplace, fitted wood burner, pair of shelved niches flanking either side, matching niche on the other side of the room, oak flooring, painted beamed ceiling, pull down cinema screen. Slate steps and double glazed bi-fold oak-framed doors lead to the KITCHEN/DINING/FAMILY ROOM - arranged in three distinct zones. This superb double aspect room features bi-fold doors to one wall with aluminium frames. There is slate flooring throughout with underfloor heating. The KITCHEN ZONE has a wall of walnut cupboards to one wall, incorporating a pair of carousel pantry units, further walnut base units are topped with slate or quartz. There is a central island topped with cupboards beneath. A Rangemaster Elise incorporates two ovens, grill and 5-ring induction hob with extractor above, Belfast sink, plumbing for dishwasher. The windows and bi-fold doors are fitted with electric blinds. UTILITY ROOM with Belfast sink, work surface and wall cupboard, plumbing for washing machine. Beneath the units there is currently provision for dog beds, appliances are currently kept in the garage. SHOWER ROOM off with shower cubicle, drench and handheld units, low level wc, wash hand basin. SITTING ROOM 2 Inglenook fireplace with fitted wood burner, bread oven, oak flooring, two exposed beams, glazed door to TERRACE. BEDROOM 5 oak flooring, door to OUTSIDE (potential to be a self-contained unit. The vendor has considered installing an ensuite in this room as we understand there is provision for plumbing. This would make the room suitable as a possible letting unit for B&B, etc). From the KITCHEN there is an intercommunicating door to the ANNEXE. This is a great space with half-vaulted ceiling, bi-fold doors to TERRACE (also with electric blinds). Currently arranged as a BED/SITTING ROOM with double wardrobe, KITCHENETTE with stainless steel sink, wash hand basin and cupboard beneath, as well as cupboard over. There is oak flooring throughout. WET ROOM with slate floor, handheld and drench showers, low level wc, wash hand basin with vanity cupboards under, mirrored tiled splashback and tiled walls. The ANNEXE has been constructed to be completely accessible.

FIRST FLOOR

The bespoke oak staircase, supported by steel spine rises to a glass-topped gallery and to an open-plan LANDING/SITTING ROOM/HOME OFFICE/PLAYROOM with glazed door to ROOF TERRACE. Built-in storage cupboard, built-in double AIRING CUPBOARD with hot water cylinder, controls for hot water. There are arched oak double doors to the PRINCIPAL BEDROOM, built-in gun cabinet, glazed door to ROOF TERRACE, range of fitted wardrobes by Sharps to one wall, oak flooring, contemporary radiator which we understand glows in the dark. ENSUITE BATHROOM featuring Japanese Omnitub, wash hand basin, illuminated mirror fronted medicine cabinet, shower cabinet with slate base, low level wc, slate flooring, extensive use of Porcelainosa wall tiles. From the LANDING there is a door to OUTSIDE, a boiler cupboard and a CLOAKROOM with low level wc, pedestal wash basin, strip light/shaver point. BEDROOM 2 has oak flooring and exposed beams. BEDROOM 3 features a range of hobby nooks by IKEA, , fitted desk, oak flooring. BEDROOM 4 fitted Sharps wardrobes, oak flooring. DRESSING ROOM with fitted wardrobes at both sides of the room by Sharps, shelved recess, oak flooring. This room could be adapted as a smaller separate bedroom if required. FAMILY BATHROOM with 'P' shaped panelled bath, overhead drench and handheld shower attachments, wash hand basin with drawers below, circular illuminated anti-fog, Bluetooth connected mirror, low level wc, fitted medicine cabinets.

OUTSIDE

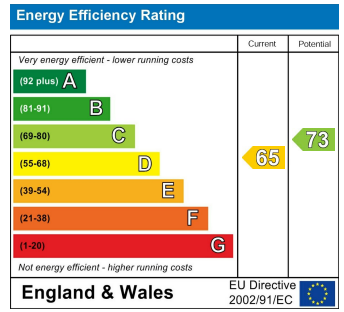
The first vehicular access from the lane leads through an electrically operated 5-bar gate with separate pedestrian gate, over a gravelled driveway which terminates in front of the house - providing ample parking and turning space and leads to the DOUBLE INTEGRAL GARAGE. This has power and light connected and is currently partially utilised as a LAUNDRY ROOM. Opposite the front of the property is the DETACHED SINGLE STOREY STONE OUTBUILDING with corrugated tin roof, which currently provides an excellent range of workshops and stores. This offers potential for conversion to additional accommodation or possible holiday let (stp) as it has its own separate 5-bar gated access - completely screened from the main house, and a potential private garden. To the rear of the house there is an attractive stone wall and well-established Hydrangea. Then within an area of lawn is a well which is topped in slate - making a perfect table for Al fresco dining. The lawn continues and meets a TERRACE adjacent to the KITCHEN. There are raised planters and steps lead to the Mediterranean garden, arranged over a series of levels, planted between them. This rises to the ROOF TERRACE with safety glazed surround. There is space and provision for a hot tub. A series of stone walls conceal the oil tank, with steps leading back down to the front drive. The whole garden is dog-proof. To the right of the main access there is a HEN HOUSE and HEN ENCLOSURE. To the left of the GARDEN is a separate gated access to a YARD with timber SHED and a secondary gate, which leads on via a track to the large former AGRICULTURAL BARN - suitable for a variety of uses.

The land is principally arranged to the South of the house and rises from the base of valley. Most of the enclosures are laid to permanent pasture. The land also includes areas of ORCHARD and WOODLAND. A STREAM runs through the property at the lower level. The property is arranged on both side of the access lane - the majority of which is to the South and approximately ½ an acre to the North. We understand that the lane leads on to four other properties beyond. The initial section is in good repair.

Approximate Area = 4335 sq ft / 402.7 sq m (include garage)
Outbuilding = 2247 sq ft / 208.7 sq m
Total = 6582 sq ft / 611.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1473303



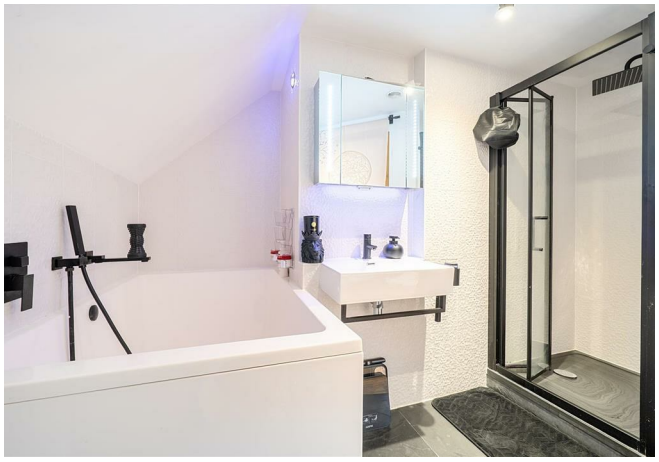
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