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Moorings

# Moorings

Watermouth, Berrynarbor, Ilfracombe, Devon, EX34 9SJ



South West Coastal Path nearby.  
Local Pub/Watermouth Cove close by.  
Ilfracombe/Berrynarbor 5 Minutes by car.

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**Available as 1 or 2 Lots - An unusual detached 1960s house for modernisation enjoying superb sea views**

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- Entrance Hall, Study/Bedroom 3
- 2 Reception Rooms
- Kitchen/Utility Room
- Conservatory, Gas C. Heating
- 2 Further Bedrooms
- Bathroom, Shower Room
- Garage, Workshop, Car Port
- Further Parking, Swimming Pool
- Period Outbuilding/Studio
- Secluded 1/2 acre Garden
- No Chain. Tender Date 1/5/19

**Offers in excess of  
£499,950**



## SITUATION AND AMENITIES

The property enjoys the best of all worlds being set within its own private 'oasis' gardens, off a quiet and private no through lane. Moorings is on high ground within an area of outstanding natural beauty and enjoys superb views over Watermouth Castle, Watermouth Cove and the Channel. The South West Coast path runs nearby and the local Pub, Saw Mills is within walking distance. Village amenities at Berrynarbor are within a short drive as is Ilfracombe. Further afield, there is easy access to Exmoor, North Devon's famous surfing beaches, the Regional centre of Barnstaple and the North Devon Link Road.

## DESCRIPTION

Moorings presents elevations of reformite stonework beneath a tiled roof, we understand that the existing property was re-modelled probably in the 1960's and is largely in original condition although a conservatory was added about 30 years ago. We anticipate that some buyers may want to modernise although others may prefer to retain the 1960's 'time warp' feel and may even be interested in the 1960's contents, the majority of which are available by separate negotiation if required. The accommodation is versatile and currently arranged as shown on the accompanying floor plan.

However, there is scope to provide 4 bedrooms and 1 reception room or 2 bedrooms and 3 reception rooms or indeed other permutations. Many original 1960's fixtures and fittings are still in evidence including wall tiles, stained glass work, kitchen and bathroom fittings etc.

## OUTSIDE

Externally there is a SINGLE GARAGE with WORKSHOP and CARPORT off.

Ample additional parking, heated SWIMMING POOL with POOL HOUSE alongside. There is a detached period single storey former APPLE STORE which would convert to an excellent STUDIO/OFFICE etc. Delightful mature, secluded, sheltered, South West facing gardens of approximately 0.56 of an acre which have been a labour of love for the previous owner.

## SERVICES

Mains electricity, gas and water. Electric heating of Pool. Private drainage.

## PRICING AND METHOD OF SALE

The property is available as a whole or in two lots the guide price as a whole is offers in excess of £500,000.

Lot 1 comprises the house and 0.32 acres Offers in excess of £450,000

Lot 2 The Former Apple Store building, parking bay and 0.24 acres Offers in excess of £50,000

The property is being offered by informal tender/sealed bids. The target date is Wednesday 1st May, Tender forms are available from the Barnstaple office of the selling agents. All bids should be received by the deadline in an envelope clearly marked 'Tender for Moorings'. The vendors reserve the right not to accept the highest or any offer and to consider proposals prior to the target date. The successful bidders/ under bidders will be advised of the outcome as soon as reasonably possible after the target date.

## DIRECTIONS

Travelling from Combe Martin to Ilfracombe on the A399 pass Watermouth Cove on your right, and then bear left into the Watermouth Castle access. Turn immediately right into the no through private road and the property will be found about 100 yards or so on the right hand side.



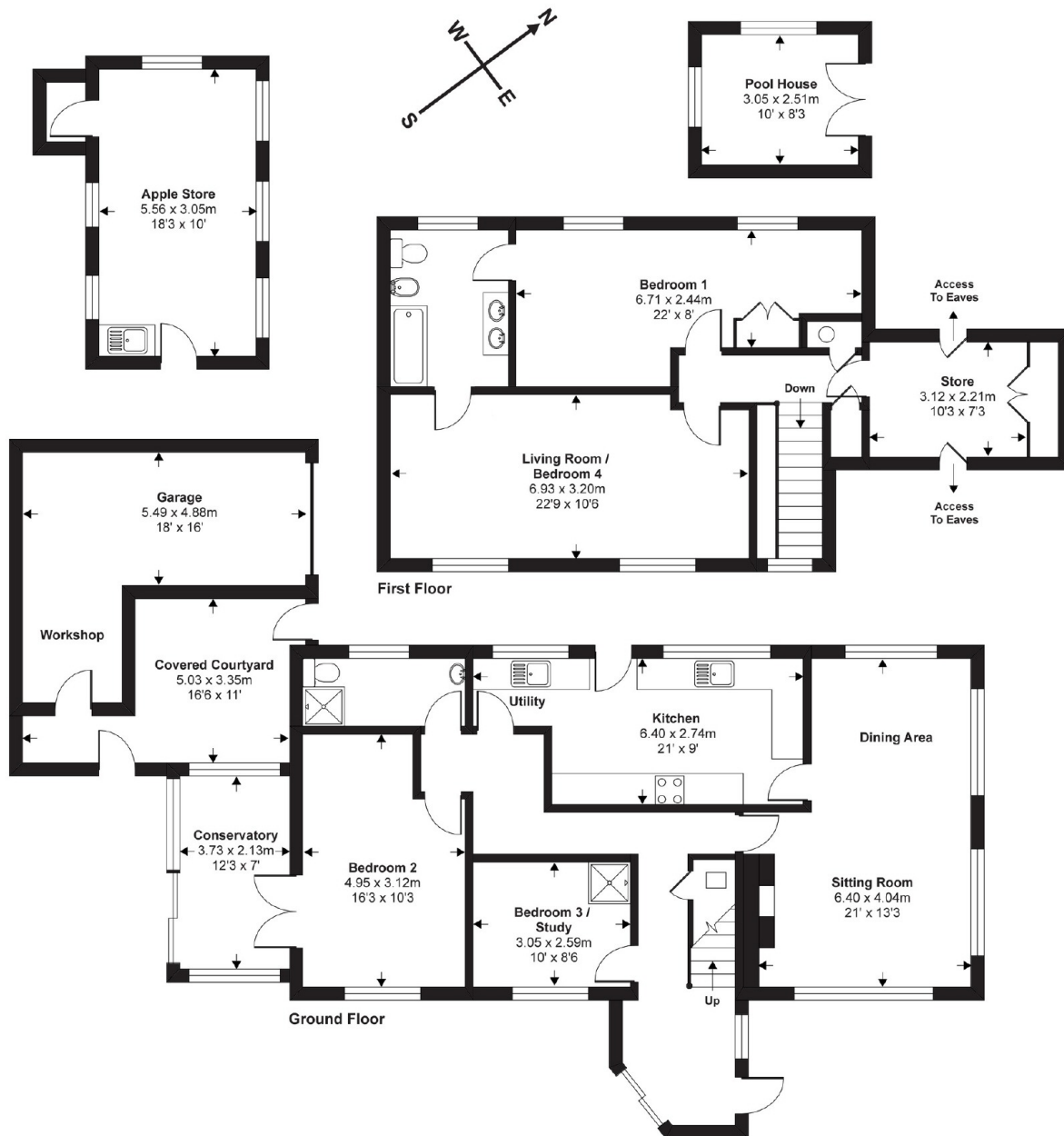




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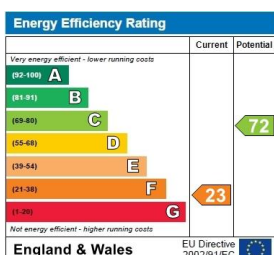
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Approx. Gross Internal Floor Area  
1952 Sq Metres 181.3 Sq Ft (Excludes Outbuildings)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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