



# Lower Rowes Farm

Sterridge Valley | Berrynarbor | Ilfracombe | EX34 9TB



BY DESIGN









# The Home...

Set within the sheltered folds of Sterridge Valley, Lower Rowes Farm is a beautifully positioned Devon longhouse surrounded by its own land, water and woodland.

Approached along a quiet lane, the setting reveals itself gradually – pasture, trees and the sound of running water replacing the outside world. The house sits naturally within its landscape, private and completely at ease.

At its heart, a striking vaulted kitchen extension brings light and contemporary design into the fabric of the original home, opening onto gardens and overlooking the lake. Beyond, the accommodation offers a balance of character and comfort, with spaces that feel calm, grounded and considered.

A separate coach house provides further flexibility, while the land – extending to over 11 acres – shapes a lifestyle that is increasingly hard to find.



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# Key Features

- Character Devon longhouse with period charm
- Striking vaulted kitchen with panoramic outlook
- Three-bedroom main house
- Separate one-bedroom coach house / annexe
- Around 11.5 acres of gardens, pasture and woodland
- Spring-fed lake with island
- Woodland valley setting with river boundary
- Private yet accessible coastal position
- Close to North Devon beaches and coastal paths
- Option to purchase additional barn & 1.5+ acres (£250,000)
- Total potential holding of approx. 13.2 acres
- EPC: F | Council Tax: G



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# Setting & Lifestyle

Lower Rowes Farm sits just below the village of Berrynarbor, within a quiet and sheltered valley that feels both private and connected.

From the property, a short walk leads back to the village, with its pub, school and sense of community. Beyond, the North Devon coastline offers some of the finest scenery in the country – from long sandy beaches to rugged headlands and hidden coves.

Despite its seclusion, the property remains well placed. Barnstaple provides a full range of amenities, while road and rail links connect easily to Exeter, Bristol and London.

This is a setting that offers both escape and practicality – a place defined by space, landscape and a slower, more considered pace of life.



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# FLOOR PLAN



GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.







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