



TOTAL FLOOR AREA : 4183 sq.ft. (388.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Meropix ©2023



Directions

From Barnstaple proceed along the A361 to Braunton, continue to the centre of the village and turn left at the traffic lights signposted to Saunton & Croyde. Continue along this road for approximately 5 miles towards the centre of Croyde. Proceed passing Down End car park and a little further on, the property will be found ,on the right hand side with our For Sale board erected.

**Looking to sell? Let us
value your property
for free!**

Call 01271 814114

or email braunton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.



Asking Price

£999,995

Tremendous Potential & Close To The Beach

Sandbourne Down End, Croyde, Braunton, EX33 1QE

- Substantial Detached Residence
- Requires Updating & Improvement
- Only Minutes From The Beach
- Very Sought After Coastal Village
- Potential For Many Different Uses
- Superb Sea and Rural Views
- Extremely Flexible Accommodation
- Level Half Acre Plot, Ample Parking
- Wonderful & Rare Opportunity



Sandbourne is a unique detached residence located to the edge of this highly regarded and choice coastal village. Croyde is of world wide renowned, famed for its quality of surf and as a main holiday destination. Thought to be construction in the 1920's, the house stands out from every property around with its interesting timbered, Elizabethan style elevations, and attractive Rosemary tiles roof to the front roof. Rerely can one find a home of this size and nature and, being so close to the beach, it will certianly attract plenty of attention.

This very spacious property offers substancial and flexible accommodation all over two floors and is arranged with a seperate annex to the rear first floor. This makes it ideal for dual family occupation or to gain a solid income form letting. This is enhanced further as there are 2 seperate 1 bedroom units to the rear of the house. Although the property requires updating and improvement, there is tremendous potential for this to be one of the most iconic homes in the area. The annex can easily be reintergrated into the main house to make it an 8 bedroom property and ideal for a large family residence. Alternatively, there is scope, subject to any planning, for this expansive property to be used for a wellness centre or for outward bound functions.

Overall, in house, there are 8 bedrooms, 5 bathrooms, 4 reception rooms, 2 kitcehens as well as a conservatory and utility room. A very unusual feature to the centre of the house is the coverd internal garden area with store cuboard and built in seating. This would make for a wonderful mindfulness and relaxation area to the middle of the house. The 2 seperate units offer further potential and are currently as 1 bedroom ancillary accommodation but these could offer a multitude of different uses from residential rentals to gyms and studios.

The property occupies a very generous plot which slopes very gently down to Down End. This position is excellent as access to the beach is extremely convenient and only a few minutes walk, with your board, will take into right into the surf!! Sandbourne is approached from the road via a long drive. This offers good parking to the top but further parking is possible on the verge down to the road. To the front of the house is a generous balustraded patio area with steps down to the good size front lawn which then wrap around to the side. To the rear are shrubs and a shed and the plot then backs onto open fields with splendid open views. There some good open views to the sea.

Services

Water, Electric & Drainage.
Calor Gas Heating

Council Tax band

House F. Flat B

EPC Rating

EPC: Sandbourne F
First Floor Flat D
The Old Lodge G

Tenure

Freehold

Viewings

Strictly by appointment through
Phillips, Smith & Dunn Braunton
branch on
01271 814114



Room list:

Living Room
6.75 x 3.66 (22'1" x 12'0")

Kitchen/ Breakfast Room
5.47 x 4.87 max (17'11" x 15'11" max)

Utility Room
3.30 x 2.67 (10'9" x 8'9")

Dining Room
4.75 x 4.57 (15'7" x 14'11")

Conservatory
3.30 x 3.07 (10'9" x 10'0")

Sitting Room
5.11 max x 3.53 (16'9" max x 11'6")

Bedroom 3
5.35 max x 3.32 (17'6" max x 10'10")

En Suite Bathroom

Bedroom 4
3.14 x 3.07 (10'3" x 10'0")

Bedroom 5
3.52 x 2.74 (11'6" x 8'11")

Bedroom 6
3.14 x 2.88 (10'3" x 9'5")

First Floor Landing

Bedroom 1
4.80 x 4.35 (15'8" x 14'3")

4 Piece En Suite Bathroom

Bedroom 2
en suite shower (en suite shower)

FIRST FLOOR ANNEX: Sitting Room
5.50 x 3.59 (18'0" x 11'9")

Kitchen
2.10 x 1.80 (6'10" x 5'10")

Dining Room
4.60 x 3.18 (15'1" x 10'5")

Bedroom 1

Bedroom 2
3.61 x 3.33 (11'10" x 10'11")

En Suite Shower