



Asking Price

## Tremendous Potential & Close To The Beach

Sandbourne Down End, Croyde, Branton, EX33 1QE

**£999,995**

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

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Sandboure 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 certainly 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 enhanched further as there are 2 seperate 1 bedroom units to the rear of the house. Although the propery 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 bathooms, 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 ancilliary 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 conventient 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 Branton  
branch on  
01271 814114



Sandbourne offers easy access to the superb surfing beach of Croyde Bay which is a mecca for surfing enthusiasts and known throughout the world. Croyde has a strong sense of community, The Village Hall hosts the Deck Chair Cinema, theatre productions, live music and yoga classes. There are three popular pubs, plus cafes, ice cream parlours and restaurants (New Coast Kitchen is a foodies haven). Not forgetting the all important Post Office and very useful corner shop .

Croyde is renowned as one of the region's most visited holiday destinations, driven by the sandy bay and excellent surfing. Close by is the larger beach at Saunton where there is also the acclaimed Saunton Golf Club with its two championships courses.

Braunton village is under 5 miles to the east and connected by a regular bus service. Here there are an excellent range of amenities to cater for everyday needs including Tesco's and Cawthorne Stores, medical centre, public houses, churches, coffee shops and a good number of local shops and stores. Barnstaple, the regional centre of north Devon, is 5 miles from Braunton and provides further social amenities including the brand new North Devon Leisure Centre, Queens Theatre and Cinema.

The North Devon Link Road provides a convenient route to the M5 motorway at junction 27 and the Tarka Rail Line connects to Exeter which picks up the main London Paddington route.  
All this means that every requirement is met for holiday makers or those who wish to live in the village full time.



## 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**