



## Spacious Family Home With Super Views

North Cleave, 4a Beacon Heights, Braunton, Devon, EX33 2HY

Asking Price

**£739,950**

- Spacious Modern Family Home
- Kitchen/ Breakfast Rm, Utility Room
- Superb Far Reaching Views
- 4/5 Bedrooms, 3 Bathrooms
- 2 Reception Rooms, Study/ Bed 5
- Parking for 3 Cars, Workshop
- Entrance Porch, Hall & Cloakroom
- uPVC D/G, Gas Central Heating
- Good Size Gardens With Patio

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We are delighted to bring to the market 'North Cleave'. This modern detached house is an ideal home to bring up one's family. Indeed, the present owners have done just this and, over their the last 30 years or so, have enjoyed the bright and spacious accommodation, the super gardens and the most splendid and far reaching views to the dunes and the sea beyond.

The house has been extended to cater for most family needs and now offers well proportioned accommodation over 3 floors which flow well and allows flexibility and scope for a dependent relative to live within the home. The accommodation comprises an entrance porch and a good size hall. The cloakroom is opposite the study, which could easily be the 5th bedroom. The sitting room has a woodburner with cupboards and shelving either side and wide patio doors open on to the sun patio. Double doors open to the dining room which then opens to the good size kitchen/ breakfast room. This is well fitted with a good range of base and wall cupboards. The room offers good space with plenty of light as it has a double aspect. There is an excellent run of granite work surfaces and built in double bowl sink. From here there is a utility room, again with good storage and access to the outside.

The first floor has a good size landing and access to the 2nd floor. There are 3 double bedrooms, 1 with and en suite shower room and there is a nicely appointed family bathroom. The main bedroom is to the 2nd floor. This large bedroom has wardrobe and eaves storage and an en suite shower room. There superb views over Branton, The Great Field and on to The Burrows and the sea beyond.

The house stands on a very generous plot which is on different levels, with good off road parking to the front where there is a large timber workshop and store. Steps lead down to the front patio area with attractive stone retaining wall. There is a log store area and side access to the rear garden. This is a very good size with a patio sun deck from the sitting room. This is a most relaxing area to sit, read and sunbathe. An attractive stone retaining wall has steps down to the main lawn. Here there are trees, shrubs and it is enclosed, so child and dog friendly. Flower beds envelope a lovely spot to sit and take in the wonderful views. Behind, there is a private hedge, beyond which is a more natural area which is left for the insects.

North Cleave has rendered and white washed elevations under a tiled roof. There is uPVC double glazing and gas central heating, so it is easy to run. The house faces West, so there is good potential to add solar panels. North Cleave is sure to appeal to those looking for a spacious and well presented home within an easy and convenient position to the village and amenities.



Beacon Heights is a small cul de sac of executive style homes situated to the north edge of Branton village just off North Down Road, so access down to the village centre is quite convenient. It stands in an elevated position therefore, taking full advantage of the outstanding views. There is very little passing traffic, so it is a lovely quiet area. The location is ideal for those wanting access to the village centre, yet looking to get away from the hustle and bustle of the centre. There is wonderful countryside close by and Chaple Mount rises up from the road a short distance away. This has the chaple ruins to the top and a stout walk to the top offers stunning views.

Branton is considered one of the largest in the country and caters well for its inhabitants with an excellent range of amenities including primary and secondary schooling, health centre, churches, Tesco superstore, public houses, restaurants and an excellent range of local shops and stores. There is easy access to the sandy beaches at Saunton & Croyde approximately 3 & 5 miles to the west and they are connected by a regular bus service.

The service also connects to Barnstaple, the regional centre of north Devon, 5 miles to the south east and here a wider range of amenities can be found. There is convenient, covered town centre shopping at Green Lanes and out of town shopping at Roundswell with an excellent choice of super stores.. There is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at Jnt 27. The Tarka Train line connects to Exeter in the south and this picks up the direct route to London Paddington.

In all North Cleave is a sound family home which is offered for sale in very good order both inside and out. We thoroughly recommend a full viewing in order to appreciate what the house has to offer by way of accommodation, parking, location, garden size and views. You will not be disappointed.

## Room list:

**Entrance Porh & Hall**

**Cloakroom**

**Sitting Room**

5.28 x 3.64 (17'3" x 11'11")

**Dining Room**

3.62 x 2.96 (11'10" x 9'8")

**Kitchen/ Breakfast Room**

4.83 x 3.53 (15'10" x 11'6")

**Utility Room**

3.62 x 1.87 (11'10" x 6'1")

**Study/ Bedroom 5**

3.55 x 2.67 (11'7" x 8'9")

**Landing**

**Bedroom 2**

4.12 x 2.69 (13'6" x 8'9")

**En Suite Shower**

2.61 x 1.75 (8'6" x 5'8")

**Bedroom 3**

3.60 x 3.57 (11'9" x 11'8")

**Bedroom 4**

3.57 3.60 (11'8" 11'9")

**Family Bathroom**

2.63 x 1.68 (8'7" x 5'6")

**2nd Floor Main Beroom**

6.56 x 3.64 (21'6" x 11'11")

**En Suite Shower**

2.60 x 1.63 (8'6" x 5'4")

**Off Road Parking for 3 Cars**

**Wooden Workshop**

5.66 x 3.12 (18'6" x 10'2")

**Lovely & Good Size Gardens**

**Good Far Reaching Views to The Burrows**

## Services

All Mains Connected

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

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

