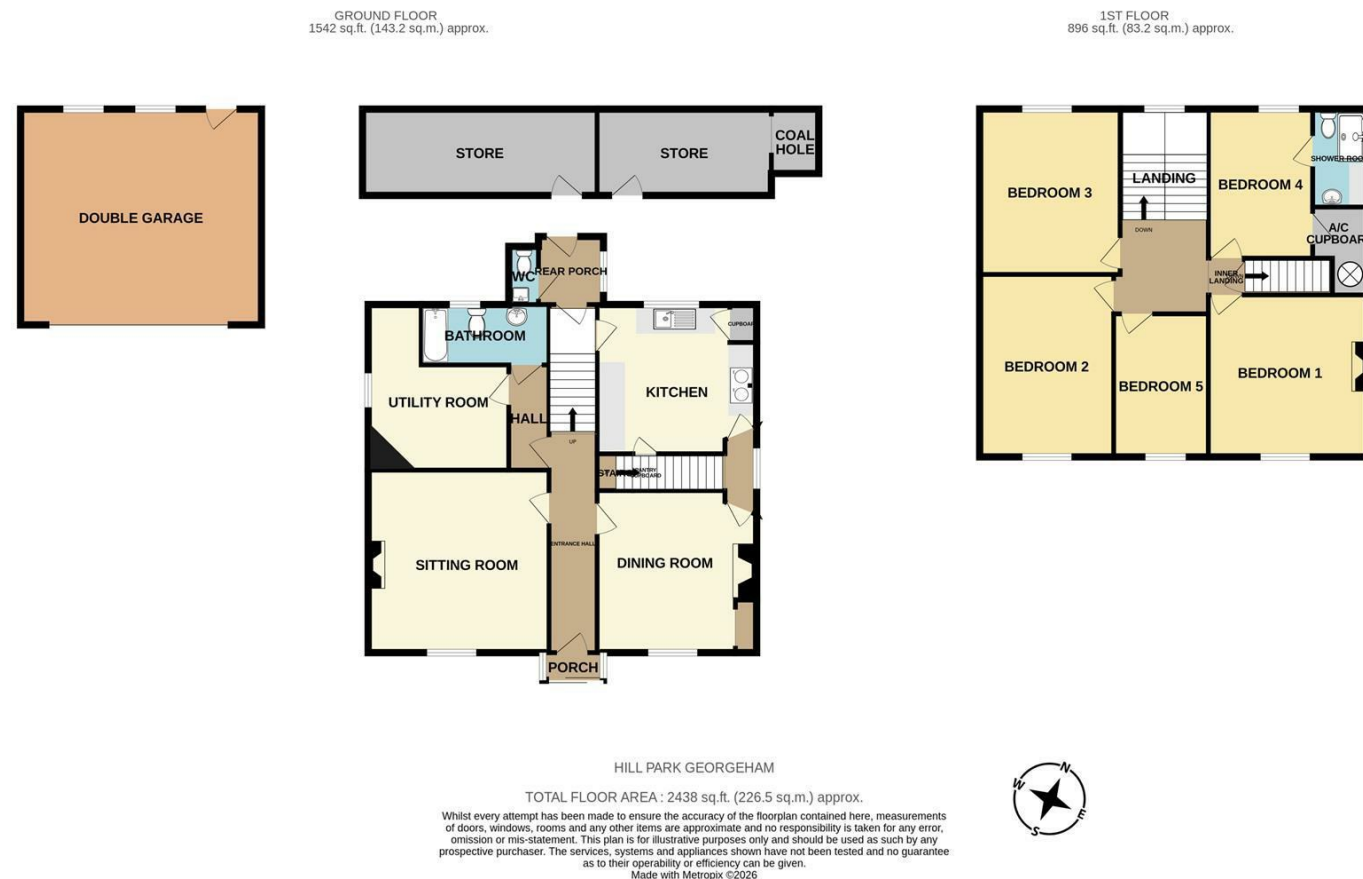




Directions

From Barnstaple proceed on the A361 towards Braunton. Proceed through Braunton pass the cross junction in the centre and keep going until you reach the fire station. Take a left after the fire station and follow the Buckland Cross road for 2 miles until you come to Jenkers Hill. Keep following through and you will come to the T junction with Georgeham Stores in front. Take a right and an immediate left at the Kings Arms pub. Follow the road round and East Barn will be found on your left.

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

Call 01271 814114

or email braunton@phillipsland.com

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Detached House Which Requires Updating & Set in Total Of 1.75 Acres

Hill Park Church Road, Georgeham, Nr Braunton, Devon, EX33 1JL

Offers In Excess Of

£840,000

- By INFORMAL TENDER
- Requires Updating & Improvement
- Double Garage & Outbuildings
- BY 12pm on FRIDAY 19th JUNE
- 1.75 Acres Of Garden & Paddock
- Tremendous Potential
- 5 Bedrooms, 3 Reception Rooms
- Extremely Rare Opportunity
- EPC: TBC



FOR SALE by INFORMAL TENDER by MIDDAY on FRIDAY 19th JUNE 2026. Tenders to be sent to our office at 7, The Square, Braunton EX33 1JD

Phillips Smith & Dunn are delighted to offer to the market 'Hill Park' which is located to the edge of Georgeham Village. This is a most attractive and particularly spacious 5 bedroom detached Victorian residence, requires modernisation and improvement but offers tremendous potential. The grounds extend in total to 1.75 acres. This impressive home stands on a good size formal plot with an attractive gated entrance leading to a large private driveway and turning circle. There is the benefit of a large double garage to one side. The property offers huge scope and potential to adapt and reconfigure from what is already a lovely home, into something really rather special.

'Hill Park' is set amidst peaceful surroundings with sweeping rural outlooks, this exceptional lifestyle property offers the perfect balance of space, semi rural living and versatility. At its heart is a substantial five-bedroom family residence designed for relaxed country living, complemented by an attached paddock of 1.16 acres ideal for hobby farming, horses, or simply enjoying the freedom of open space. There is an area of amenity woodland of 0.25 of an acre and gardens of 0.34 of an acre.

The property is in need of some updating and modernisation but once done it will make a fine and spacious family home. The agents also consider there is more scope and potential to create further living accommodation, if required, within the roof space (subject to the necessary planning permission and consents).

The well proportioned accommodation flows nicely and comprises an entrance porch which leads through to a good size entrance hall with the principle staircase rising to the first floor. Both reception rooms each enjoy a pleasant outlook overlooking the front. The sitting room is a bright and spacious room and has a solid fuel fireplace with tiled surround and mantle. There is a good size dining room with further tiled fire surround. From here, a door leads to a small inner hall to the kitchen and provides access to a secondary staircase to the first floor. The kitchen has an assortment of base and wall units with ample working surfaces with inset sink unit. There is a solid fuel stove (we believe serving the immersion hot water and some radiators). There is a rear porch and with WC cloakroom. Also to the ground floor is a utility room likely to have been a former scullery with adjacent 3 piece ground floor bathroom. A wide central staircase with feature window opens to a good size landing serving all rooms. There are 5 bedrooms in total comprising 3 generous double rooms along with 2 additional smaller rooms, considered ideal as a work from home study room or child's bedroom. Bedroom 4 also has the benefit of an en suite shower room and walk in airing cupboard.

In all, 'Hill Park' is a most impressive home which demands a full viewing to appreciate what the house has to offer and the huge potential with the outbuildings and adjoining paddock. The position, size, outlook and nature of the accommodation offers huge scope and potential which is very rare to find in today's market in this beautiful location.

Services

Mains water & electric.
Drainage TBC
Council Tax
Band F

EPC Rating

To be confirmed

Tenure

Freehold

Viewing

Contact us on
(01271) 814114 to
arrange an
appointment to view.



Hill Park it set back from a quiet country lane and stands within a large plot with mature and well stocked gardens with numerous species of established trees. There is ample off road parking located to the front along with a double garage measuring 19'8 x 19'8. Situated to the rear is a large outbuilding with dividing wall separating them into two units creating useful workshop/stores measuring 19'7 x 6'11 and 14'3 6'8. This could be adapted to provide a hobbies room, craft room or work from home office with some creativity. (Sub to PP). The principle garden is situated to the East and is well stocked with a wide variety of established plants and shrubs, all within a stone walled garden.

Set behind the main residence and bordered by mature hedging and post-and-wire fencing, the paddock offers an ideal setting for a smallholding or equestrian lifestyle. Gently sloping to the house and well-drained, the land is perfectly suited for alpacas, sheep, pygmy goats, ponies, or other hobby livestock. There is a furtherarea of amenity woodland, ideal to explore.

This property is conveniently located close to the heart of Georgeham and within a short distance from the superb golden sandy beaches of Croyde and Putsborough. Saunton Sands is approx 4 miles away and is home to a renowned golf club with its two championship courses; ideal for the keen golfer.

Georgeham is a highly desirable and charming village. The character of the village being typically semi rural and is home to 2 excellent pubs/restaurants, church, local primary school and community shop.. Braunton centre is just under a 3 mile radius and has an excellent range of primary and secondary schools, Super store,churches, public houses, coffee shops and a good number of independent local shops and stores.

The ancient borough of Barnstaple, the regional centre of North Devon, is approximately 8.5 miles away and here a wider range of amenities are available. There is access onto the North Devon Link Road which provides convenient route to the M5 motorway at junction 27 Tiverton Parkway provides a direct train link to London.



Entrance Porch
1.55m x 0.58m (5'1 x 1'11)
Entrance Hall
5.44m x 1.17m (17'10 x 3'10)
Sitting Room
4.52m x 4.29m (14'10 x 14'1)
Dining Room
4.04m x 3.94m (13'3 x 12'11)
Kitchen
3.84m x 3.71m (12'7 x 12'2)
Utility Room
3.51m max x 2.49m (11'6 max x 8'2)
Bathroom
3.07m x 1.65m (10'1 x 5'5)
Rear Porch
1.75m x 1.60m (5'9 x 5'3)
WC
1.30m x 0.66m (4'3 x 2'2)
First Floor & Landing
Bedroom 1
4.42m x 4.09m (14'6 x 13'5)
Bedroom 2
4.65m x 3.35m (15'3 x 11'0)
Bedroom 3
4.11m x 3.48m (13'6 x 11'5)
Bedroom 4
3.68m x 2.64m (12'1 x 8'8)
En Suite
2.49m x 1.60m (8'2 x 5'3)
Bedroom 5
3.63m x 2.24m (11'11 x 7'4)