



TOTAL FLOOR AREA: 2651 sq.ft. (246.3 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 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.
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Superb Contemporary Home Close To Beach

Dunedin Down End, Croyde, Braunton, EX33 1QE

Asking Price

£1,500,000

- Impressive Detached Residence
- Comfortable Sitting Room & TV Room
- Views To The Sea & Over Countryside
- Bright & Contemporary Home
- Large Open Plan Kitchen Living Space
- Garage & Ample Parking For Many Cars
- 5 Double Bedrooms & 5 Bathrooms
- Office/ Gym, Large Entertaining Patio
- There Is NO ONWARD CHAIN

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Room list:

Entrance Hall With Cloakroom

Impressive Kitchen/ Dining /Living Space
11.35 x 6.69 narr 5.19 (37'2" x 21'11" narr 17'0")

Sitting Room
4.49 into bay x 3.60 (14'8" into bay x 11'9")

TV Room
3.56 x 3.29 (11'8" x 10'9")

Bedroom 5 With Walk in Wardrobe
3.32 x 3.10 (10'10" x 10'2")

En Suite Shower

Utility Room
3.10 x 2.16 (10'2" x 7'1")

First Floor Landing

Main Bedroom
5.35 x 3.87 (17'6" x 12'8")

En Suite Dressing Room
5.35 x 1.66 (17'6" x 5'5")

Lovely En Suite Bathroom
2.85 x 2.53 (9'4" x 8'3")

Bedroom 2
3.67 x 3.34 (12'0" x 10'11")

En Suite Shower
2.37 x 1.83 (7'9" x 6'0")

Bedroom 3
3.60x 3.32 (11'9"x 10'10")

En Suite Shower
2.83 x 1.22 (9'3" x 4'0")

Bedroom 4
4.6 into bay x 3.61 (15'1" into bay x 11'10")

Family Shower Room
2.89 x 2.25 (9'5" x 7'4")

Attached GARAGE & Ample Parking

Very Generous Patio Space & Steps Up To Lawn

Office/ Gym
5.60 x 2.63 (18'4" x 8'7")

Occasionally, a property comes to the market which offers much in the way of location, style and space. Dunedin is one of these homes. The present owners have spent 15 years transforming a detached 1930's house into a home offering stylish contemporary living which demands a full viewing to really appreciate what the house has to offer.

The mix of 1930's style flowing into modern architechure, combine effortlessly. Stepping through the front door of the original front elevation takes you straight into the open, airy rooms with bright, clean lines and which are exceptionally well presented throughout. The property occupies a highly sought after position in Down End which is within an easy walk of the renowned surfing beach at Croyde Bay.

Deceptive from the front, the property has been substantially extended to the rear to create bright, spacious and versatile accommodation, enjoying lovely views across the countryside to the rear along with a front outlook towards the sea. However, the real highlight of the home is the superb open plan kitchen, dining and living space with underfloor heating.. This is the real hub of the house and is over 11 meters wide featuring a large central island and impressive floor-to-ceiling sliding doors which frame the rural outlook and which open directly onto the large patio. The kitchen features quartz worksurfaces & splash backing and a large central island with breakfast bar. The extensive units include double larder cupboard and built in appliances including a level vented halogen hob. Further ground floor accommodation includes a comfortable sitting room with a bay window, separate TV room, useful utility room, cloakroom and a fifth bedroom with its own en suite,. This then provides excellent flexibility for guests or multi-generational living.

To the first floor, the impressive principal bedroom enjoys a super double aspect which allows ample light to flood in and far-reaching views over the countryside. The room benefits from a stylish, 4 piece en suite with bath tub with waterfall tap, whilst a full length, walk-through dressing room offers plenty of space and also benefits from the view. There are three further double bedrooms, two of which also have en suite facilities. The family shower room is a good size and very well appointed.

Outside, the generous rear garden is another excellent feature, with a large patio providing the perfect space for outdoor dining and entertaining. There are raised shrub, herb beds and twisted stem bay trees. Steps rise to a lawned garden which backs directly onto open fields giving it a lovely rural feel. The substantial detached office/gym has a roof lantern and bi-folding doors opening out onto the patio. This provides a fantastic additional space for home working, fitness or leisure.

To the front, the property benefits from an attached garage together with ample off-road parking for numerous vehicles. This beautifully appointed and highly versatile family home occupies an enviable position to the edgge of this choice coastal village. In order to really appreciate what Dunedin has to offer, it has to be viewed. You will not be disappointed.

Services

Mains Water, Electric & Drainage.
Oil Central Heating

Council Tax band

F

EPC Rating

D

Tenure

Freehold

Viewings

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

