



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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.
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Directions

From Barnstaple follow the A361 to Braunton. At Wrafton, take the right fork sign posted to Heanton. Take the right hand turn, again sign posted to Heanton. Follow this road up the hill and into Heanton village. As you have the red telephone box on your right, The Thatches is to the right of the red brick house.

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or email braunton@phillipsland.com

Delightful Character Thatched Cottage

The Thatches, Heanton, Barnstaple, EX31 4DQ

Realistic Offers Considered

£450,000

- Spacious Listed Thatched Cottage
- Bathroom & First Floor Shower Rm
- Off Road Parking To Rear
- 3 Bedrooms, 2 Reception Rooms
- Useful Store/ Utility Room
- Gas Central Heating, Many Features
- Well Appointed Kitchen
- Lawned Front & Side Gardens
- NO ONWARD CHAIN

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Room list:

Entrance Porch & Hall

Sitting Room
5.50 x 4.18 (18'0" x 13'8")

Dining Room
4.87 max x 4.18 (15'11" max x 13'8")

Inner Hall

Kitchen
3.98 x 2.17 (13'0" x 7'1")

Ground Floor Bathroom
2.72 x 2.27 max (8'11" x 7'5" max)

First Floor Landing

Bedroom 1
4.83 max x 4.34 (15'10" max x 14'2")

Jack 'n' Jill Shower Room
2.23 x 2.09 (7'3" x 6'10")

Bedroom 3
3.18 x 2.24 (10'5" x 7'4")

Bedroom 2
4.34 x 3.22 (14'2" x 10'6")

Store/ Utility/ Boiler Room
5.55 x 1.50 (18'2" x 4'11")

Off Road Parking for 2

Outside Store

Front & Side Lawned Gardens

We are delighted to offer to the market, The Thatches a delightful, typical Devon cottage which nestles beautifully within the sought after village of Heanton Punchardon. This is the first time in many years that this delightful home comes to the market and rarely do property such as this do so. Therefore, we recommend a viewing at the earliest opportunity to really appreciate the full nature of the cottage and to avoid disappointment.

As its name suggests, this thatched cottage is a fine Grade II listed property which has bright and well proportioned gas centrally heated rooms. The part eyebrow roof feature highlights the super arched windows which give the cottage its character. These are complimented internally by the internal shutters. You enter through the enclosed storm porch which has seating either side. This leads to the hall with its wide staircase to the first floor and doors to the dining room and sitting room. Both rooms are comfortable double aspect rooms and the dining room has a raised open fireplace. The rear hall has slate flooring and access to the rear parking, the bathroom and kitchen which is very well appointed and fitted with granite work tops, built in dishwasher and in set double sink bowls and drainer. The slate flooring continues into the very useful ground floor bathroom.

To the first floor there are 3 bedrooms. The main bedroom is double aspect and has built in wardrobes. The en suite shower room is Jack 'n' Jill with bedroom 3. There is excellent storage with a long but head restricted utility/ boiler room.

The boundary wall has a gate which opens to the front garden which is laid to lawn and opens to the side of the cottage. To the rear, there is vehicular access to the parking spaces which is to tarmac for easy maintenance. Here there is water and a former outside WC, now used as a useful store. The attached property, Monks Cottage, has the benefit of a pedestrian right of way.

In all, this is a wonderful opportunity to acquire a delightful Devon cottage which will make for a most comfortable home or as a holiday retreat where one can escape city life and enjoy the peaceful surroundings and clean air of this lovely north Devon village.

Heanton is a delightful village where the inhabitants enjoy a quiet life knowing that they can easily gain access to the amenities of Braunton. It is surrounded by magnificent countryside which provides many hours a splendid country walks. It occupies an elevated position situated only 2 miles to the east of the large village of Braunton. This is a 5 minute drive away.

Braunton is considered one of the largest villages in the country and it caters well for it's inhabitants with a wide range of amenities. These include good primary & secondary schools, a Tesco superstore and the family run Cawthorne's Store. There are some good restaurants, coffee shops, pubs and a good number of local shops and stores. Closeby is Braunton Burrows, a UNESCO site and this is ideal for walking and exercising dogs etc. This area can be clearly seen from the house. The sandy beaches at Saunton and Croyde are close by, whilst Saunton offers the renowned golf club with its 2 championship courses.

Barnstaple, the main town of north Devon, is under 5 miles away to the east. Here there a wider range of social, leisure and shopping facilities. There is covered shopping to the town centre at Green Lanes, whilst there are out of town shops at Roundswell. A new leisure center is close to The Tarka Tennis Centre and there is a cinema and The Queens Theatre.

Access on to The North Devon Link Road offers a convenient link to the M5 motorway at junction 27, whilst The Tarka Train Line connects to Exeter which then picks up the direct route to London.



Services

All Mains Connected

Council Tax band

E

EPC Rating

Exempt

Tenure

Freehold

Viewings

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

