



TOTAL FLOOR AREA: 1756 sq.ft. (163.1 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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Tucked Away & Very Spacious Home

13 Orchard Grove, Croyde, Braunton, Devon, EX33 1NF

Asking Price

£835,000

- 4 Bedrooms, 2 Bathrooms
- Large Living Room
- Kitchen & Sun Room
- Planning To Extend & Improve
- NO ONWARD CHAIN
- Oil Heating & UPVc D/G
- Garage, Parking & Good Garden
- Planning Granted To Extend
- EPC: F

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Overview

This is a very good opportunity to acquire a very spacious 4 bedroom detached property situated in one of the most sought after coastal villages in the region. This will suit as a very comfortable and easy to run home for a growing family but it will also be of interest to those looking for a sizable holiday retreat which would also provide a good income. We thoroughly recommend a viewing to appreciate the full nature of the property which has UPVc double glazing and oil central heating.

The house is of traditional cavity construction with coloured stone and rendered elevations, brick plinth and interlocking concrete tiles. The bright and well proportioned rooms flow nicely with an entrance porch and hall. The large living room has an open fireplace, access to the kitchen and double sliding doors to the sun room. This looks down through the attractive rear garden and also opens into the kitchen area. Also to the ground floor is a bathrooms and 2 bedrooms. To the first floor there is a good size master bedroom with walk in wardrobe, a further bedroom and a 4 piece shower room. The integral garage offers scope to covert for further accommodation as there are 2 off road parking to the front of the house.

The gardens are delightful and sited mainly to the rear of the property. These are level and enclosed so very child and pet friendly. They are mainly laid to lawn but with an attractive maturing eucalyptus and yucca trees, holly and camellias. The flower and shrub beds are well stocked with a variety of plants including verbena, hebe and helleborus. Immediately to the rear of the property is a patio area to enjoy an evening drink in the sun. There is side access to the front where thee is good off road parking and the integral garage.

The property benefits from planning permission to extend and alter the accommodation. This will make the property more open plan with full width bi fold doors going into the garden. Upstairs will then extend the whole width of the house. There will be a main bedroom suite with excellent storage. Once done, this will then transform the house to a Life Style Home.

Services

Mains Water, Electric & Drainage

Council Tax band

D

EPC Rating

F

Tenure

Freehold

Viewing

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



The Area

Orchard Grove is a lovely part of Croyde village and is a cul de sac of similar properties which, over the years, have been extended and enlarged. The road is wide, so offers a good feeling of space. Indeed, from the living room, there is a lovely aspect over the roof tops and towards the hills beyond.

Croyde is considered one of the premier and choice coastal villages in the region and has a superb sandy beach. This is well known throughout the country as a mecca for surfers and water sports enthusiasts. The larger beach at Saunton Sands is just around the corner and here there is the renowned golf club with 2 championship courses. Croyde has some very attractive thatched cottages and a good number of shops, pubs and restaurants. Futhermore, there is a post office/ stores and a garage. A regular bus service connects to Braunton, some 3 miles to the east. Here there is a Tesco superstore, Cawthorne's family store, a good number of restaurants, primary and secondary schools and coffee shops.

The bus route continues to Barnstaple, the principle north Devon town, a further 5 miles to the south east. This caters well for the area with the brand new Tarka Leisure Centre, Tarka Tennis Centre, Scott's cinema and The Queen's Theatre. There is access on to the North Devon Link Road which offers an easy drive to the M5 motorway at junction 27. The Tarka rail line takes you to Exeter which then picks up a direct line to London Paddington..

Room list:

Entrance Hall

Living Room

7.65x 3.62 narr to 2.79 (25'1"x 11'10" narr to 9'1")

Kitchen

6.29 x 2.95 (20'7" x 9'8")

Sun Room/ Dining Room

3.05 x 2.77 (10'0" x 9'1")

Bedroom 3

3.62 x 3.45 (11'10" x 11'3")

Bedroom 4

3.44 x 2.60 (11'3" x 8'6")

Bathroom

2.13m x 1.73m (7' x 5'8)

First Floor Landing

Bedroom 1

5.60 x 3.70 (18'4" x 12'1")

Bedroom 2

3.52 x 2.55 (11'6" x 8'4")

Shower Room

2.39m x 2.34m (7'10" x 7'8")

Integral Garage

4.74 x 2.93 max (15'6" x 9'7" max)

Off Road Parking To Front

Good Size Rear Gardens.

