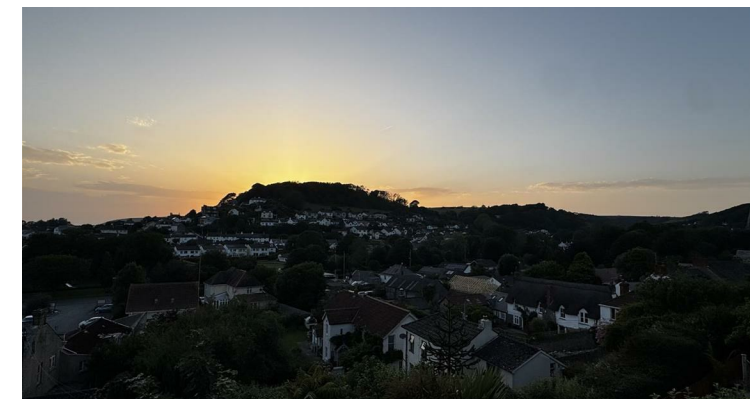




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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A Spacious 4/5 Bedroom Family Home With Views Guide Price

20 Hills View, Braunton, EX33 2LA

£585,000

- A Spacious 4/5 Bedroom Family Home
- Open Plan Kitchen/Dining Room
- West Facing Garden
- Marvellous Far Reaching Views
- Large Living Room
- Family Bathroom & 2 Ensuite's
- Off Road Parking
- Useful Study Room/Walk In Dressing Room
- EPC: E & C

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Welcome to 20 Hills View, a spacious and versatile 4/5 bedroom semi-detached family home, ideally situated in the highly sought-after Hills View area of Branton. Arranged over three floors, the property offers flexible living accommodation perfectly suited to modern family life, with excellent potential for multi-generational living or an additional income opportunity.

Approaching the property, you are greeted by an attractive part stone and part red brick elevation, with a brick-paved driveway providing ample off-road parking for three vehicles.

To the front of the property, the cosy living room features an attractive box bay window that fills the space with natural light, while a charming log burner creates a wonderful focal point. Beyond lies the beautifully bright and spacious open-plan kitchen/dining room, thoughtfully designed to blend rustic character with contemporary living. Exposed wooden beams and wide plank flooring add warmth and charm, while large picture windows and glazed doors flood the room with light and showcase far-reaching views across Branton Burrows and beyond. This impressive space provides the perfect hub for both family life and entertaining. A useful WC/utility room also serves this floor.

On the first floor are three generously proportioned double bedrooms, including the superb principal bedroom with a dormer window enjoying elevated views across Branton and beyond. The main bedroom further benefits from an en-suite shower room and a highly practical study/walk-in dressing room, ideal for those working from home. The family bathroom is beautifully appointed with a four-piece suite, including a charming claw-foot bath.

The lower ground floor offers flexibility, comprising a large kitchen/dining/living space alongside two further double bedrooms, one of which benefits from an en-suite shower room. This level lends itself perfectly to accommodating a dependant relative, guest suite accommodation, or creating a potential income stream.

Combining spacious accommodation, character features and stunning views, 20 Hills View presents a fantastic opportunity to acquire a wonderful family home.

Services

All Mains Connected

Council Tax band

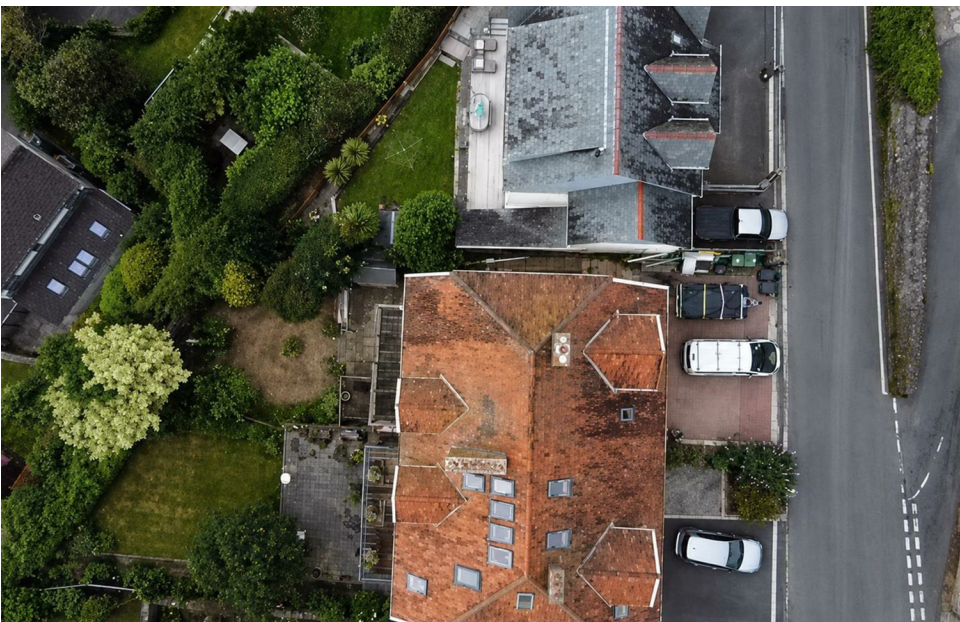
C & A

EPC Rating

E & C

Tenure

Freehold



The property offers easy and convenient access to the village centre which is considered one of the largest in the country. The village caters well for its inhabitants with an excellent range of amenities including primary and secondary schooling, a large Tesco store and to the village centre, is the family run Cawthorne's Store. There are a good choice of local shops, stores and coffee houses , together with a Health Centre, library, churches and public houses.

Close by is Branton Burrows, a UNESCO site and is the largest dune system in the country. The superb and sandy beaches at Croyde and Saunton are approximately 3 miles to the west, and Saunton also boasts a renowned golf club with its two championship courses.

5 miles to the East and connected by regular bus service, is Barnstaple, the regional centre of north Devon. Here there are further amenities including a newly built Leisure Centre, Tarka Tennis Centre, Scotts Cinema and The Queens Theatre. Furthermore, there is a wider choice of shopping with covered town centre shopping at Green Lanes and out of town shopping at Roundswell where there is also a good choice of superstores. The North Devon Link Road offers a convenient route to the M5 motorway at junction 27 and there is also the Tarka Train Line to Exeter in the South which connects to London, Paddington.



Room list:

Entrance Hall

Living Room

4.94 max x 4.91 max (16'2" max x 16'1" max)

Kitchen/Dining Room

6.74 max x 6.34 (22'1" max x 20'9")

Utility Room

2.26 max x 2.19 max (7'4" max x 7'2" max)

Bedroom 1

5.22 max x 3.82 max (17'1" max x 12'6" max)

Bedroom 1 Ensuite

2.58 x (8'5" x)

Bedroom 2

4.04 max x 3.53 max (13'3" max x 11'6" max)

Bedroom 3

3.03 max x 2.76 max (9'11" max x 9'0" max)

Bathroom

2.80 max x 1.95 max (9'2" max x 3'3",311'8" max)

Lower Ground Floor Bedroom 4

4.14 max x 3.13 max (13'6" max x 10'3" max)

Lower Ground Floor Bedroom 4 Ensuite

2.99 x 0.92 (9'9" x 3'0")

Bedroom 5

3.90 x 2.79 (12'9" x 9'1")