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GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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 proceed along the A361 to Braunton. At the centre with the traffic lights continue on signposted to Ilfracombe. After the Fire Station turn left & continue up the hill & onto the hamlet of Darracott. and then on into Georgeham. Just before the centre of the village, with the post office/stores in front of you, turn left into Davids Hill, proceed ahead for approximately 100 metres where the property will be found on your left hand side.

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

Call 01271 814114

or email braunton@phillipsland.com

Spacious Detached Family Home

Harlyn, 34 Davids Hill, Georgeham, Braunton, EX33 1QF

Asking Price

£565,000

- Spacious Detached Family Home
- Brand Newly Fitted Kitchen
- Garage, Parking With 2 Driveways
- 4 Bedrooms & 2 Bathrooms
- Constrvatory & Study
- Good Size Garden & Sun Deck
- Sitting Room & Dining Room
- Entrance Hall & Cloakroom
- EPC: D

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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We are delighted to bring to the market this very well maintained and nicely presented home which is offered for sale in first class order throughout. The accommodation is very spacious with bright and airy rooms, so this is ideal for families or those looking for an easy to run and comfortable home. There is the benefit of uPVC double glazing and oil fired central heating. Only when viewed can this lovely property be fully appreciated.

The house occupies an excellent position within the village as it is to the edge but still very convenient to the village centre. The property stands on a generous plot within this favoured cul-de-sac and offers deceptively spacious accommodation, benefiting from uPVC double glazing and oil fired radiator central heating.

The house is sure to appeal to those looking for a good size family home. Over the years the propoerty has be extended and now offers accommodation which flows very well. This will appeal to families with a teenager who can have their own wing of the house or those looking for a work from home office space. The entance hall has the stairs to the first floor and a useful cloakroom. The sitting room has attractive oak flooring, a wood burner and bay window which takes advantage of the open aspect to the church and towards the hills. The dining room has a stable door to the sun deck and steps down to a super, brand new fitted kitchen. This has a built in dishwasher and excellent use of ceiling down lights. From here, there is access to a side conservatory/ bike training room.

To the other side of the house there is a study with stairs up to the 4th bedroom. This area offers good felxibility to work from home or for a teenager to use as their part of the house. To the first floor, the main bedroom has a good size en suite shower room. There are 2 further bedrooms here and a family bathroom with a white suite. The rear garden is split level with a patio/ decked area from the kitchen and sitting room, Steps lead up to the garden area which is laid mainly to lawn with trees, shrubs and flowers. The garden wraps around to one side and here ther are stepped areas, ideal to erect sheds or a greehouse.

There is good off road parking for 3 cars to the front of the house, as there are 2 private driveways, one of which leads to the spacious attached garage/ workshop. There is side access to both side of the house. The front has a good number of attractive hydrangeas and a lawned space which could offer more parking space.

Services
Mains Water, Electric & Drainage.
Oil Heating.

Council Tax band
D

EPC Rating
D

Tenure
Freehold

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





Characterised by thatched cottages dotted around its lanes, Georgeham is an extremely sought after and typical Devon village which is surrounded by superb countryside. The village has an excellent community spirit and has two very good pub/ restaurants and medieval church. Davids Hill is a 1990's development and comprises similar style houses and bungalows situated to the edge of the village. The renowned surfing and sandy beach at Croyde Bay is 1.5 miles away and is only a 5 minute drive.

There is a very good primary school whilst the thriving community shop is only a short walk away from the house. There is also easy access to a bus stop to the top of the road and this connects to the larger village of Braunton, only a few miles to the south east. Here there are further amenities including secondary schooling, a Tesco superstore and the family run Cawthorne's Store. There are coffee shops, medial centre and a number of local shops, restaurants and stores,

The superb sandy beach Saunton, is also renowned for its excellent surfing together with the highly regarded golf club with its two championship courses. Delightful countryside surrounds the village and there are further beaches at Putsborough and Woolacombe.

Barnstaple, the regional centre of north Devon, is approximately 7 miles to the south east and here a wide range of amenities can be found. These include further education at Petroc, covered town centre shopping at Green Lanes and out of town shopping at Roundswell. Social facilities include a brand new leisure centre, Scotts Cinema, ten pin bowling and The Queens Theatre. There is access on to The North Devon Llnk Road which provides a convenient route to the M5 motorway at junction 27. There is also the Tarka Rail Line to Exeter in the south which connects to London Paddington.

Room list:

Entrance Hall, Cloakroom

Sitting Room
6.05m max into bay x 4.34m max
(19'10 max into bay x 14'3 max)

Kitchen
3.05m x 2.67m (10'0 x 8'9)

Dining Room
2.62m x 2.51m (8'7 x 8'3)

Utility Room
2.59m x 2.18m (8'6 x 7'2)

Conservatory
3.68m x 2.01m max (12'1 x 6'7 max)

Study
2.57m x 2.26m (8'5 x 7'5)

Bedroom 3
3.43m x 3.25m (11'3 x 10'8)

First Floor

Master Bedroom
3.15 x 3.00 (10'4" x 9'10")

En Suite Shower Room

Bedroom 2
3.28m x 3.00m (10'9 x 9'10)

Bedroom 4
2.21m x 2.08m (7'3 x 6'10)

Bathroom

Garage
5.03m x 3.45m max (16'6 x 11'4 max)

