Directions

From Barnstaple take the A361 to Braunton. Carry on to the centre of Braunton and at the traffic lights & crossroads, carry straight on signposted to Ilfracombe. Continue on and at the fire/police station on the left, St Berwyn's is on the opposite side of the road.

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Superb & Quality Character Home

St Berwyns Chaloners Road, Braunton, EX33 2ES

Asking Price
£640,000

- 4 Bedrooms, & 3 Bathrooms
- Garage & Parking
- Many Character Features
- 3 Reception Rooms & Kitchen
- Double Glazing & Gas Heating
- Internal Viewing Essential
- Delightful Gardens With Office
- Superb High Quality Throughout
- NO ONWARD CHAIN

Very rarely does a property come to the market which has such outstanding accommodation and offered in first class order. St. Berwyn's is a wonderful detached family house which offers extremely comfortable rooms throughout with the benefit of quarter pane double glazed sash windows and gas fired central heating. The high quality fittings, finish and the many superb features can only be appreciated when viewed, so book an appointment soon, in order to avoid disappointment.

As soon as you step foot in the house, you immediately get a sense of what is on offer. There are many features which make this an extra ordinary home. Quarter panelled doors have a mix of glass style and brushed stainless steel style handles. These contrast really well with some stripped latch doors. Picture rails remain in the larger rooms, whilst there are column radiators throughout, a vertical fan radiator in the kitchen and underfloor heating in the main bathroom. Each reception room has a wood burner with surround, hearth and mantles. The porch has a slate floor and opens via the part obscure and part stained glass door to the split level hall which has a lovely welcoming aura with oak flooring, painted staircase and column radiator. Both the sitting & drawing rooms have oak floors and the dining room, kitchen and ground floor shower room have slate floors. Other features include ceiling beams in the dining room and some slate window sills, the kitchen is well appointed with twin ovens, built in fridge freezer, dishwasher and bin unit. French doors take you out to the courtyard garden and here, there is potential to extend (Sub PP) to create a great kitchen/breakfast/living room.

The first floor landing is split level and can be used as a study area. Each bedroom has painted floors and feature fireplaces. Bedroom 1 has built in wardrobe and an en suite shower room and the family 4 piece bathroom is well appointed. On the second floor is the attic bedroom 4 which has useful eave storage.

The gardens have been very well thought out and arranged to take advantage of the sun's movement. A morning coffee is catered for in the private surroundings of the courtyard garden via the French doors from the kitchen. The patio to the main private garden area is ideal for entertaining and al fresco dining. Raised planters with lavender bushes and shallow steps lead to the upper patio where there is a lawn with flower and shrub beds. There is a useful store and an area laid to grasses with sleepers beyond, which is a lovely area to sit and read. From here there is the office which is ideal to work from home but out of the house environment. There is a further garden area laid to lawn with a low wall, trees and shrubs. From here stands the garage with off road parking to the front.

This really is a most wonderful home which is offered in first class order and extremely tastefully decorated. Don't take our word, arrange an appointment to see for yourself, it really will not disappoint!

Services

All Mains Connected

Council Tax band

E

EPC Rating

D

Tenure

Freehold

St. Berwyn's occupies a level and convenient position, away from but easy to, the village centre. There is a lovely level walk to the village, adjacent to the former railway line.

Close by is a bus stop which connects to Ilfracombe in the north and Barnstaple, to the east. Braunton is considered one of the largest villages in England and it caters well for its inhabitants. St. Brannocks Church is around the corner, with The Black Horse Inn a little further on! There are good primary and secondary schools, restaurants, further churches and pubs. Also, there are coffee and tea shops a butcher, greengrocer and other shops and stores.

The superb sandy beaches at Croyde and Saunton are just down the road and also connected to a regular bus service. These are worldwide renowned beaches ideal for surfing and to enjoy a day by the sea. Saunton also boasts an excellent golf club with 2 championship links courses - a test for golfers of any handicap. Braunton Burrows offers a huge area for dog walking and is an area of outstanding natural beauty being one of the largest dune systems in England.

Barnstaple, the principle north Devon town, is 5 miles to the east. Here there is covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell. There is a good selection of sports & social amenities including a new leisure centre and tennis centre, Scotts cinema and The Queens Theatre. The North Devon Link Road offers a convenient route to M5 at junction 27, whilst the Tarka Train Line connects to Exeter which then picks up the direct route to London Paddington.

Room list:

Entrance Porch & Hall

Drawing Room
4.55 x 3.83 (14'11" x 12'6")

Sitting Room
4.61 x 3.61 (15'1" x 11'10")

Dining Room
4.62 x 3.06 (15'1" x 10'0")

Kitchen
5.42 x 2.49 (17'9" x 8'2")

Shower Room
2.55 x 1.44 (8'4" x 4'8")

Split Level First Floor Landing
4.16 x 1.84 (13'7" x 6'0")

Bedroom 1
3.98 x 3.94 (13'0" x 12'11")

En Suite Shower
2.63 x 1.41 (8'7" x 4'7")

Bedroom 2
4.70 x 3.68 (15'5" x 12'0")

Bedroom 3
3.80 max x 3.10 (12'5" max x 10'2")

4 Piece Bathroom
4.63 x 1.47 (15'2" x 4'9")

2nd Floor Bedroom 4
4.76 x 3.12 (15'7" x 10'2")

Outside Office
2.57 x 2.36 (8'5" x 7'8")

Garage
5.03 x 2.46 (16'6" x 8'0")

Parking Space For 3 Cars

Delightful & Private Gardens Surround

Courtyard Garden