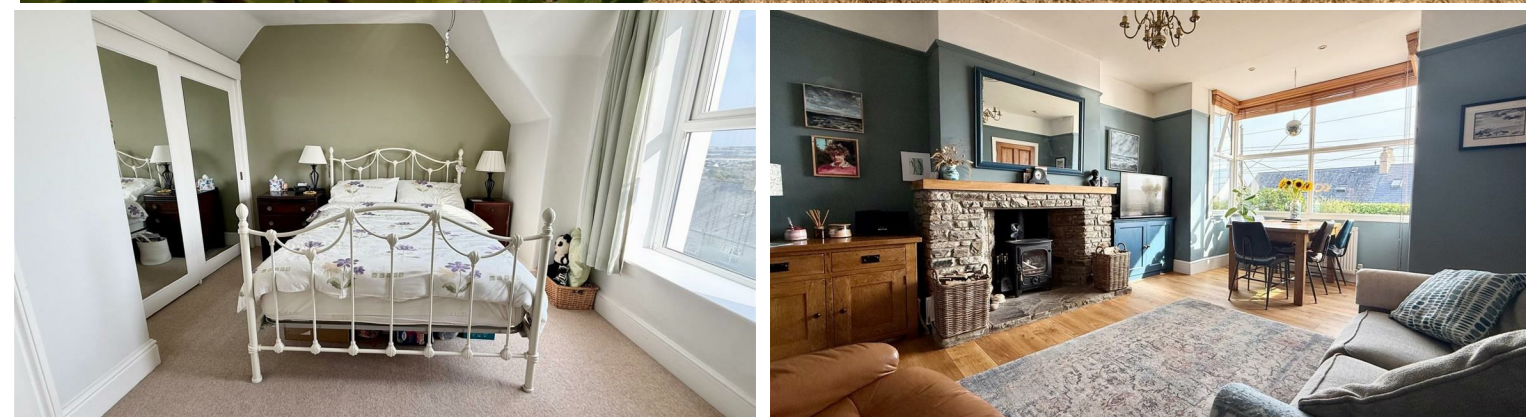
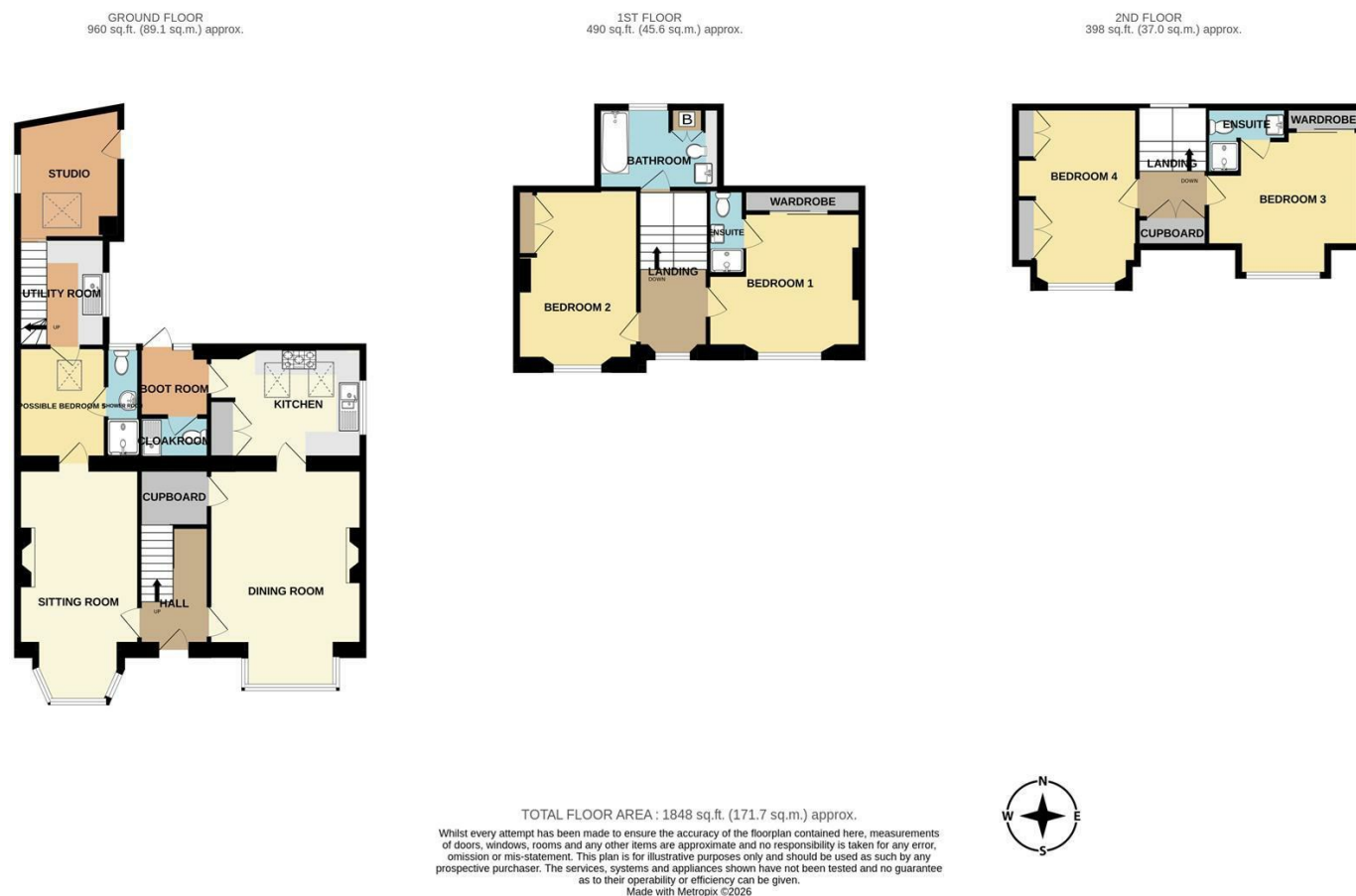




## Superb 4/5 Bedroom Family Home

Bay View Down Lane, Branton, EX33 2LE

Asking Price

**£775,000**

- 4/5 Bedrooms, 4 Bathrooms
- Studio With Good Potential
- Bar & Entertainment Area
- Sitting Room & Dining Room
- uPVC D/G, Gas Heating
- Outside Office/ Hobbies
- Kitchen, Utility & Cloakroom
- Garage & Parking For 2
- Wonderful Far Reaching Views

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

Call 01271 814114

or email [branton@phillipsland.com](mailto:branton@phillipsland.com)

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

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.





## Room list:

|                                                                            |
|----------------------------------------------------------------------------|
| <b>Entrance Hall</b>                                                       |
| <b>Sitting Room</b><br>5.71 into bay x 3.11 (18'8" into bay x 10'2")       |
| <b>Dining Room</b><br>5.38 into bay x 4.09 (17'7" into bay x 13'5")        |
| <b>Kitchen</b><br>4.17 x 2.67 (13'8" x 8'9")                               |
| <b>Utility Room</b><br>2.09 x 1.91 (6'10" x 6'3")                          |
| <b>Cloakroom</b>                                                           |
| <b>First Floor Split Level Landing</b>                                     |
| <b>Bedroom 1</b><br>4.03 narr 3 x 3.50 (13'2" narr 9'10" x 11'5")          |
| <b>En Suite Shower</b>                                                     |
| <b>Bedroom 2</b><br>4.53 x 3.66 (14'10" x 12'0")                           |
| <b>Family Bathroom</b><br>3.08 x 2.96 (10'1" x 9'8")                       |
| <b>2nd Floor Split Level Landing</b>                                       |
| <b>Bedroom 3</b><br>4.10 max x 3.23 into bay (13'5" max x 10'7" into bay)  |
| <b>En Suite Shower Room</b>                                                |
| <b>Bedroom 4</b><br>4.29 into bay x 3.64 max (14'0" into bay x 11'11" max) |
| <b>Studio Room/ Office</b><br>3.58 x 3.10 (11'8" x 10'2")                  |
| <b>Utility</b><br>2.47 x 1.77 (8'1" x 5'9")                                |
| <b>Occasional Bedroom</b><br>2.60 x 2.60 (8'6" x 8'6")                     |
| <b>Shower Room</b><br>2.91 x 0.80 (9'6" x 2'7")                            |
| <b>Garage &amp; Parking Spaces</b>                                         |
| <b>Lawned Gardens and BBQ/ Entertaining Area</b>                           |
| <b>Outside Office/ Hobbies Room</b><br>3.63 x 2.81 (11'10" x 9'2")         |

We are delighted to offer Bay View to the market, the first time in over 20 years after the present owners moved in themselves. In this time they have raised their family and improved the property throughout. However, the time has come to move on and so this is an excellent opportunity for those looking for a solid home to bring up the next generation of family.

This attractive South facing property is situated in the very sought after location of Down Lane, a no through road which is set up from the village and so benefits from the most wonderful views over Braunton, on to the estuary and around to the Burrows and the sea beyond. The road comprises a mixutre of styles of properties making it an interesting place to live. The house has rendered elevations under a tiled roof with spaced, three hole crested ridge tiles. There is the benefit of uPVC double glazing and gas fired central heating and good parking for 3 cars and a garage.

The accommodation is arranged over three floors with very flexible arrangement which could produce an income, a dependant relative or for a dual living or to work from home. There are 2 reception rooms with deep bay windows and a very well fitted kitchen with vaulted ceiling. From here there is access to a useful boot room and cloakroom. The boot room is used as the main entrance as it is directly from the steps down from the parking spaces. The vaulted studio room has a door from the top of the steps and the room leads down to a utility room. From here there is further access to what can be the 5th bedroom as there is a shower room off. There is an interconnecting door from this room to the sitting room.

The house sits on a lovely plot with a garage and parking and steps down to the house. This opens to a wonderful South facing rear garden which is mainly laid to lawn. To the West corner is a path to the front which leads around to the bottom of Down Lane. This is very convenient to take the garden waste and recycling down to the road for collection. To the East corner of the garden is a sunken area with seating and a lovely garden room/studio. This is ideal for an office but currently used for the owners hobby: pottery. However, the main feature is the side terrace BBQ and entertaining area. This covered area offers excellent privacy to party and will accommodate a large dining table. 3 arched recesses are currently for wood storage and the attractive red brick floor gives a Mediterranean feel. To one side is a bar area and summer house. This really is an ideal area to relax in the company of family and friends.

We thoroughly recommend a full viewing to really appreciate what this house has to offer. The views are exceptional, the accommodation is flexible and the character unmistakable. Few properties offer this range of benefits and we are sure you will not be disappointed.

## Services

All Mains Connected

## Council Tax band

E

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

