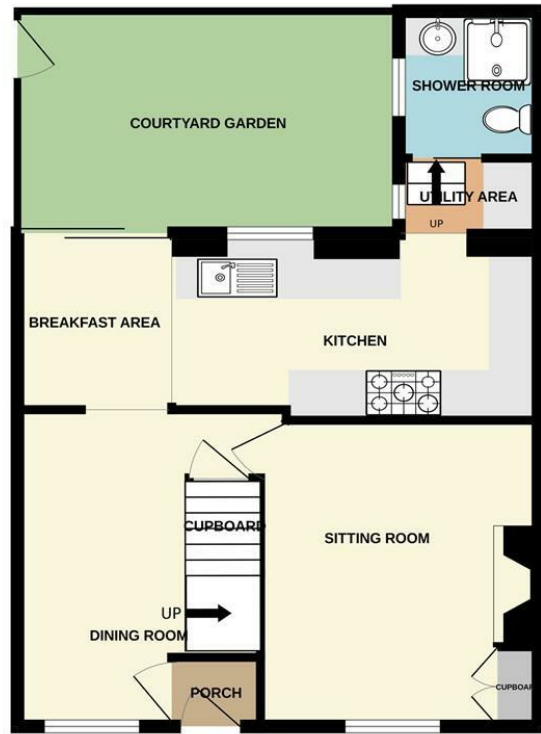
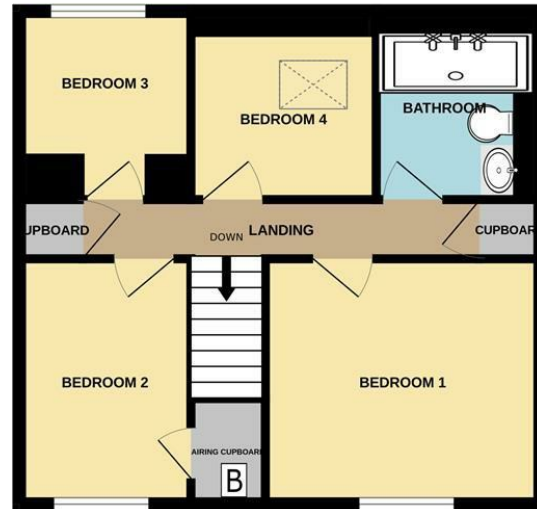


GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.7 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 on the A361 to Braunton. Continue to the very centre of the village, at the crossroads/traffic lights turn right into East Street. Continue up the road the property will then be found on the right hand side, opposite the church 'pull in'.

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

Call 01271 814114  
or email braunton@phillipsland.com

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**Very Deceptive 4 Bedroom Cottage**

Yarra Cottage 18 East Street, Braunton, Devon, EX33 2EA

Asking Price

**£379,950**

- Character 4 Bedroom Cottage
- Stylish Bathroom & Shower Room
- Viewing Essential To Appreciate
- Porch, Dining Hall & Sitting Room
- UPVc D/G & Gas C/H, Utility Area
- Very Convenient Location
- Lovely Kitchen With Breakfast Area
- Splendid Garden With Open Aspect
- EPC: D



## Room list:

### Entrance Porch

**Dining Hall**  
4.17 x 3.18 (13'8" x 10'5")

**Sitting Room**  
4.19 x 3.66 (13'8" x 12'0")

**Kitchen/Breakfast Room**  
6.25 x 2.29 (20'6" x 7'6")

**Utility Area**  
1.58 x 0.97 (5'2" x 3'2")

**Shower Room**  
1.92 x 1.80 (6'3" x 5'10")

### Landing With 2 Store Cupboards

**Bedroom 1**  
3.78 x 3.23 (12'4" x 10'7")

**Bedroom 2**  
3.30 x 2.16 (10'9" x 7'1")

**Bedroom 3**  
2.16 x 2.08 (7'1" x 6'9")

**Bedroom 4**  
2.44 x 2.01 (8'0" x 6'7")

### Family Bathroom

**Rear Courtyard with Storeroom**  
3.12m x 1.88m (10'3" x 6'2")

**Gate Leading To Private Garden With Open Aspect**

This very deceptive 4 bedroom character cottage really must be viewed to fully appreciate the very comfortable and bright accommodation. The cottage has the benefit of gas central heating with some column radiators and UPVC double glazing, which incorporates attractive sash style windows to the front elevation. There are many features which include attractive flooring, good quality fittings throughout and attractive stripped doors.

The entrance porch opens to the dining hall which has a ceiling beam and opens directly to the breakfast area. The sitting room is a lovely, relaxing with wood burner set in an exposed stone recess with a useful cupboard to one side. The split level kitchen/ breakfast room is well fitted with pleasing light olive units with low profile worktops and touch open base units. Floating shelving has underling which adds extra dimensional lighting to the ceiling downlights. There are twin, eyelevel ovens and 5 ring gas hob. French doors from the breakfast area open to the courtyard garden. From the kitchen, there is a new and useful utility area with steps up to a well fitted shower room. The landing has 2 store cupboards and there are 4 good bedrooms. The family bathroom has been fitted to a high standard with brushed gold style fittings, split face tiling and underfloor heating.

A gate from the rear courtyard leads up to an enclosed garden. This attractive and pleasing area has been thoughtfully arranged over 2 levels with ease of maintenance in mind. Ample areas of composite decking work well with timber features and glass balustrading to create a wonderful private area to entertain or just sit and enjoy a glass of wine and whilst taking in the lovely open aspect. There are areas for shrubs finished with landscape bark.

This is a very comfortable home which will be ideal for the growing family or will also make for a lovely holiday home which could easily be rented out to accrue a very good income. Properties of this nature and position are always in very good demand and therefore, we recommend a viewing at the earliest opportunity to avoid disappointment.

The property is situated in the very popular East Street location of Braunton. Being one of the older parts of the village there are many attractive and individual character homes which enjoy easy access to the village and its shops.

Braunton is considered one of the largest villages in the country and caters well for its inhabitants with an excellent range of amenities. There are a good range of shops and stores, public houses, churches whilst there are also good primary and secondary schools. There is a Tesco super store and the family run Cawthorne's Store is only a few minutes walk away.

The village is also nicely located for easy access to the sandy beaches of Saunton & Croyde approximately 3 & 5 miles away. There is also the renowned golf club at Saunton with its 2 championship courses. A regular bus service connects to Barnstaple, the regional centre of north Devon approximately 5 miles to the east. Here there is covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell, Green Lanes shopping. Leisure facilities include a new leisure centre and The Queens Theatre. The North Devon Link Road provides a convenient route to the M5 motorway at junction 27, whilst The Tarka Train Line goes to Exeter and connects to London Paddington.

## Services

All Mains Connected

## Council Tax band

Business Rated

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

