



TOTAL FLOOR AREA : 1658 sq.ft. (154.0 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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Superb & Quality Character Home

St Berwyns Chaloners Road, Braunton, EX33 2ES

Asking Price

£635,000

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

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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

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

