



## A Quite Superb Character Cottage

Rose Cottage Rock Hill, Georgeham, Braunton, Devon, EX33 1JW

Asking Price

**£445,000**

- A Quite Superb Cottage
- 2 Bedrooms, Shower Room
- Bright Kitchen/ Breakfast Room
- Lovely Sitting Room With Inglenook
- Many Features Which Must Be Seen
- Close to 3 Superb Beaches
- Thoughtfully Modernised & Improved
- Lawned Garden & Car Parking
- Very Popular Village Location

## Directions

From Barnstaple continue to Braunton centre. At the traffic lights continue straight on, signposted to Ilfracombe. Turn left immediately after the fire station, signposted to Georgeham. Go up the hill and through the narrow lanes. Go through Darracott and on to Georgeham. Entering the village, turn right into Longland Lane and at the T Junction turn left into Rock Hill. Go down the hill and the cottage is on the right hand side. The parking is found on the left, just before the cottage.

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## Overview

Very rarely does a property of such quality come to the market and we are delighted to offer for sale, Rose Cottage, which offers charming and fully modernised accommodation and is located to the heart of the very sought after village of Georgeham.

The current owners have renovated and modernised the property with much thought and sympathy in order to blend and maintain the charm and character of the cottage with contemporary style and comfort. Only with a full viewing can this property be appreciated and we recommend an early visit to avoid disappointment. Unusually for an old cottage, the accommodation is extremely bright and airy and it can be occupied with the minimum of expense having been extremely well maintained. The property benefits from floor tiles throughout the ground floor with underfloor heating, and radiators to upstairs rooms. There are many features including oak doors, exposed beamed ceilings, an inglenook fireplace with bread oven and wood burner to the Sitting Room, a second inglenook fireplace, also with bread oven, to the Kitchen, feature curved walls and window seats but to name a few. The attention to detail includes attractive door latches and window furniture, together with automatic blinds to the Sitting Room.

The accommodation flows nicely with a stable door leading into the Front Porch and the ground floor rooms. The Kitchen/Breakfast room is extremely well fitted with ample base units, ceiling beams and a recessed cooker with stone splash back. There is a good run of work surfaces with an oak display shelf above and the same stone splash back feature below. The very comfortable Sitting Room has various lighting options to accentuate the beamed ceiling, inglenook fireplace and wood burner. From here there are stairs to the charming landing on the first floor with characterful curved walls. The 2 good sized bedrooms have window seats and built in wardrobes with oak doors. The shower room has been well appointed with attractive flooring, Victorian style pedestal wash basin with toilet and shower cubicle with Mira shower.

## Services

Mains water, drainage, electricity, bottle gas central heating.

## Rateable Value

Previously was band C residential

## EPC Rating

Band: F

## Tenure

Freehold

## Viewings

Strictly by appointment with the Braunton branch on 01271 814114



## Situation

The property is located on Rock Hill, in the extremely popular village of Georgeham. The cottage has a low stone wall to the front with an iron gate opening in to the lovely courtyard style garden with olive trees, lavender bushes and an attractively laid patio and gravelled area. The south facing aspect makes it a fabulous sun trap. Also, there is a useful store and a shed for surf boards etc. This has plumbing for a washing machine and houses the gas boiler. Across the lane opposite there is a good size raised garden, ideal for children and dogs. This is laid principally to lawn, ideal for BBQ's and al fresco dining. Beyond the garden is dedicated parking for 2 average size cars.

Georgeham is a small, friendly village with plenty of character and history, blessed with 2 excellent pub /restaurants, a general store/ post office, churches, and primary school. Within walking distance is the superb, sandy beach at Putsborough with a plethora of other wonderful walks from the doorstep. There are two further sandy beaches a few easy minutes' drive away at Croyde Bay and Saunton Sands which has Braunton Burrows behind. Excellent surfing is available at all 3 beaches, whilst Saunton also offers the renowned golf club with its 2 championships courses. There is a regular bus service to all areas including Braunton village where an excellent range of schooling, shopping and social facilities can be found, including a large Tesco superstore. The bus service continues to Barnstaple, the regional centre of north Devon, approximately 5 miles from Braunton. From Barnstaple there is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at junction 27. Here, there is Tiverton Parkway Rail Station which connects to London whilst the Tarka Train Line from Barnstaple, connects to Exeter in the South and again, connects to London.

In all, this is a rare and quite superb property which has been extremely well modernised and maintained. Rose Cottage is sure to appeal to those looking for a most comfortable home or fabulous holiday home which could tap into the very lucrative holiday market that North Devon offers.

## Room list:

**Entrance Porch**  
1.93m x 1.14m (6'4 x 3'9)

**Sitting Room**  
4.67m x 4.53m (15'3" x 14'10")

**Kitchen**  
5.68m x 3.76m (18'7" x 12'4")

**First Floor curved landing**

**Bedroom 1**  
3.35m x 3.30m (11' x 10'10)

**Bedroom 2**  
4.01m x 3.05m (13'2 x 10')

**Shower Room**  
2.49m x 1.65m (8'2 x 5'5)

**Outside**

**Store**

**Shed**  
2.46m x 1.83m (8'1 x 6')

**Attractive front patio garden**

**Further lawned garden area**

**Dedicated off road parking space**

