



TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.
Whilst every attempt has been made to ensure accuracy of the floor plan information here, measurements or 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 along the A361 to Braunton. At the crossroads and traffic lights in the centre of Braunton turn left, sign posted to Saunton and Croyde. Continue along Caen Street and take the first left hand turning into Caen Street Car Park. Park in the over flow spaces (20p hour). Take the footpath that runs parallel to the River Caen, pass the old police station. At Hordens Bridge bear left onto the footpath where the property will be found after a very short distance on your right hand side.

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

Call 01271 814114

or email braunton@phillipsland.com

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Semi Detached Cottage & Quiet Garden
2 Mill Stile, Braunton, EX33 1EN

Asking Price
£287,000

- Delightful 2 Bedroom Cottage
- Double Glazing & Gas Heating
- Private Garden & Utility/Store
- quiet & Tucked Away Position
- Kitchen & Bathroom
- No Onward Chain
- Convenient & easy To Village
- Living Room With Wood Burner
- Viewing Essential



Room list:

Entrance Hall

Bathroom

2.80 x 1.40 (9'2" x 4'7")

Kitchen

3.58 x 1.69 max (11'8" x 5'6" max)

Living Room

3.79 max x 3.60 (12'5" max x 11'9")

Rear Porch

Small First Floor Landing

Bedroom 1

3.59 x 2.04 (11'9" x 6'8")

Bedroom 2

3.59 x 2.04 (11'9" x 6'8")

Delightful & Private Rear Garden

Outside Store/Utility

2.65 x 1.72 (8'8" x 5'7")

We are pleased to offer to the market this delightful 2 bedroom cottage. The property stands in a slightly tucked away position by The Caen with a lovely view to Hordens Bridge. This is ideal as a comfortable home for a couple or would suite as a holiday home. We recommend a full viewing to appreciate this charming cottage.

The entrance hall leads immediately to the ground floor bathroom and kitchen which opens to the very comfortable living room. This has a wood burner and a cupboard which houses the gas boiler. From here the small rear lobby has attractive glazed doors out to the garden. There are 2 good first floor bedrooms with cupboards.

The rear garden is delightful and offers a good degree of privacy. A small deck takes advantage of the privacy and you can also here sit and enjoy the peaceful setting. The lawned garden is raised and has a small shed to the top. The deck offers access to the very useful store/utility room. There is a 'wheelbarrow' right of way through the adjoining cottage's garden.

We thoroughly recommend a viewing to fully appreciate what this property has to offer. There is UPVc double glazing and gas central heating but it is the wonderful position which makes this a rare opportunity. It only takes a few minutes to walk to the village centre and the journey to the superb beaches is also convenient. Therefore, this will make for a really good holiday home retreat.

Situated in a very pleasant and tucked away position the property enjoys a convenient and level walk to the village centre. Here there is an excellent range of amenities being within a short stroll, furthermore, there is a bus stop close by which connects to the sandy beaches at Saunton & Croyde which are approximately 3 & 5 miles to the west. At Saunton there is also the renowned golf club with its two championship courses.

Braunton is a good sized village which caters well for its inhabitants including primary and secondary schooling, churches, public houses, medical centre and a good number of local shops and stores. These include the family run Cawthorne's Store which is most conveniently located. To the edge of the village there is a Tesco Store being out of the A bus service also connects to Barnstaple, the regional centre of North Devon approximately 5 miles to the south east and here a wider range of amenities can be found including the North Devon Leisure Centre and Queens Theatre. Covered shopping is in the town centre at Green Lanes whilst there is out of town shopping at Roundswell.

There is access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27. The Tarka Rail Line connects to Exeter to the south and this picks up the direct route to London Paddington.

Services

All Mains Connected

Council Tax band

Business Rated

EPC Rating

E

Tenure

Freehold

Viewings

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

