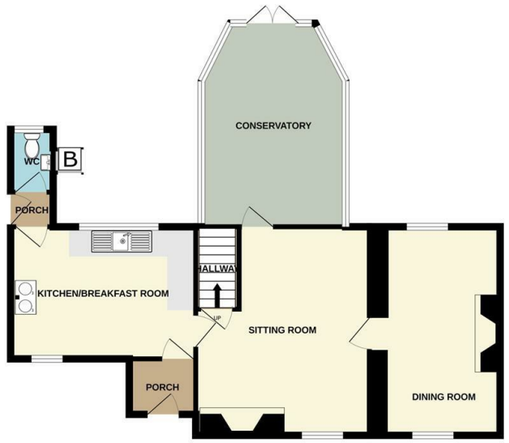
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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 take the A361 to Braunton. At the centre of Braunton carry on towards Ilfracombe. Go through Knowle and after a short distance turn left adjacent, signposted North Buckland. Proceed through the very narrow pinch point in the road and up the hill and on to North Buckland. Pass the terrace of white cottages on the right. Then, after a short distance, take the first left turn into the no through road. The property will then be found on the left just after the for sale board.

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

Call 01271 814114

or email braunton@phillipsland.com

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Delightful Cottage With No Onward Chain

Guide Price

Rose Cottage North Buckland, Nr. Braunton, EX33 1HY

£440,000

- Attractive Detached Cottage
- Requires Improvement
- Good Size Level Gardens
- Lovely Semi Rural Location
- Tremendous Potential Inside & Out
- Off Road Parking, Conservatory
- 3 Bedrooms, 2 Reception Rooms
- Kitchen, Cloaks & Bathroom
- Sought After Village





This is an excellent and rare opportunity to acquire a 3 bedroom cottage which requires general modernisation and improvement. However, the cottage offers tremendous scope and potential for the next owner to place their own mark on the property and, when done, it will make for a delightful home in a lovely semi rural location. There is the advantage of there being NO ONWARD CHAIN.

Rose Cottage stands within it's own good size and level garden, in a quiet, tucked away position to the edge of this very sought after village. It is situated in a no through road, so the only passing traffic is your neighbour. It is, therefore, ideal for those wanting a private location away from the hustle and bustle of a large town.

There is tremendous potential, here, both internally and out and , Subject to P.P. there is huge space to extend the accommodation to make a wonderful family home. Alternatively, the level gardens offer excellent space to build a separate unit within the plot. Once completed and modernised, this will make for a very comfortable full time property for a growing family, or as a delightful holiday home.

The rooms flow well with an entrance porch to the kitchen/breakfast room. There is also a rear porch and a very useful cloakroom. The sitting room has a large inglenook fireplace and door to a good size rear conservatory. Also from the sitting room there is access to the dining room or this could make for a lovely snug/ TV room. To the first floor are 3 bedrooms and a well appointed 4 piece bathroom. The property benefits from oil fired central heating.

The garden surrounds Rose Cottage mainly to the side and rear. This is mainly lawns and , in the past, soma space would have put laid to productive vegetable gardens. There are 2 wide fir trees which although are a lovely feature, they could be felled to provide more open space. To the far side of the plot is an old caravan with some trees. It is thought that this area (Sub PP) could be built on to provide accommodation for a dependant relative, for letting or o sell on as a separate home.

Services
Water & Electric. Private Drainage.Oil Heating

Council Tax band
C

EPC Rating
F

Tenure
Freehold

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





North Buckland is a delightful sought after and very typical north Devon village which is surrounded by beautiful north Devon countryside. The village has a good community spirit without being overbearing and with a good mixture of all types and sizes of property.

Close by is the larger village of Georgeham with it's primary school, 2 excellent pub/ restaurants and village shop. Croyde is also just down the road and here there is the world renowned Croyde Bay with it's superb surfing beach. There are further restaurants and a post office/shop. Braunton is 3.5 miles away and here there are good amenities with primary and secondary schools and Tesco super store and the family run Cawthorne's store.

Barnstaple, the main north Devon town, is a further 5 miles and has excellent town centre shopping at Green Lanes and out of town shopping at Roundswell with a wide choice of super stores.. There is access to the upgraded North Devon Link Road which connects to the M5 motorway at unction 27. The Tarka Rail Line connects to Exeter which picks up the main route to London Paddington.

Room list:

Porch

Kitchen/Breakfast Room
4.36 x 3.22 (14'3" x 10'6")

Rear Porch & WC

Sitting Room
5.07 x 4.18 (16'7" x 13'8")

Coinservatory
4.98 x 3.50 (16'4" x 11'5")

Dining Room
5.03 x 2.63 (16'6" x 8'7")

First Floor Landing

Bedroom 1
4.99max x3.28 (16'4"ax x10'9")

Bedroom 2

Bedroom 3
4.38 x 2 (14'4" x 6'6")

4 Piece Family Bathroom
3.55 x 1.98 (11'7" x 6'5")

Good Off Road Parking

Good Size & Level Gardens

