



WELLPIECE, DOWN LANE, BRAUNTON, EX33 2LE

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Detached House. Breath Taking Views. @1.75 Acre Paddock

Well Piece Down Lane, Braunton, Devon, EX33 2LE

Asking Price

£725,000

- Spacious 4 Bed Family Home
- Private Elevated Secluded Position
- Enjoys Splendid Views
- In Need Of Some Upgrading
- Huge Scope & Potential
- NO ONWARD CHAIN
- Garden & 1.75 Acre Paddock
- Very Rare Opportunity
- EPC: Band E

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Overview

Well Piece is a spacious and individual detached family residence situated in an elevated and semi rural position outside of Braunton. NO ONWRD CHAIN. The house requires updating as is to the end of a HALF MILE ROUGH TRACK. However,The house enjoys a high degree of seclusion and privacy and stands on a good size plot enjoying stunning, far reaching views across neighbouring unspoiled countryside, over Braunton village towards the Taw & Torridge estuaries and on to Bideford Bay in the far distance. YOU WILL NOT GET A BETTER VISTA THAN THIS!!

Very close by there is a gently sloping paddock, to the rear of the house, which extends to approximately 1.75 ACRES and this is considered ideal grazing land / paddock for a horse or pony. In total, the house, gardens and paddock approach nearly 2 ACRES.

'Well Piece' was built around the mid 1990's by the current family to their own design and specification and has provided a fine family home ever since. Although eminently livable, the property is in need of some modernisation and updating yet benefits from uPVC double glazing and is oil centrally heated. This delightful family home offers huge scope and potential to extend or reconfigure the accommodation (Subject to PP) to produce something extra spacial. This is ideal for those who wish to place their own mark on a property whilst still in residence.The house faces west and the views are quiet breathtaking, however, these can only be fully appreciated when viewed in person as photographs cannot fully convey the visa on offer..

One enters the house via a covered storm porch and front door into the spacious entrance hall with the staircase rising to the first floor. The hall has access to the cloakroom area and on into the WC. The dual aspect kitchen diner has a wide range of base and wall units, a large expanse of working surfaces with inset sink unit and hob. Double doors lead through to a good size dining room with French doors leading out onto the front terrace. There is a sizeable dual aspect 21' sitting room which enjoys a pleasant outlook from the bow window. A wood burning stove with attractive hearth and surround provides a pleasing focal point to the room. From the sitting room doors lead into a conservatory which is to the side of the house. Further ,to the ground floor, is a useful study which can easily be used as a 4th bedroom.

To the first floor there are 3 double bedrooms which are all to the front of the house, so benefitting from the views. The master bedroom has a balcony which takes full advantage of the splendid views, there are fitted wardrobes and a spacious 3 piece en suite bathroom. Bedroom 2 is dual aspect and also has the advantage of an en suite shower room. The family bathroom comprises a 3 piece coloured suite with ceiling skylight.

The agents advise a full inspection to appreciate the tremendous scope and potential the house offers along with its most enviable & private location. Properties of this nature are a rare find in today's market and the next owner will, undoubtedly, reside at the property for as many happy years as the current family have done.

Services

Mains water & electric, private drainage

Council Tax band

Band: E

EPC Rating

Band: E

Tenure

Freehold

Viewings

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



Room list:

- Entrance Hall**
7.95m x 2.26m narrows to 1.12m (26'1 x 7'5 narrows to 3'8)
- Cloakroom**
- WC**
1.42m x 0.71m (4'8 x 2'4)
- Kitchen Diner**
4.06m x 3.66m (13'4 x 12'0)
- Dining Room**
4.45m x 3.56m (14'7 x 11'8)
- Sitting Room**
5.92m x 3.73m (19'5 x 12'3)
- Conservatory**
3.68m x 3.53m (12'1 x 11'7)
- Bedroom 4 / Study**
3.89m x 2.26m (12'9 x 7'5)
- Master Bedroom**
4.88m x 4.06m (16'0 x 13'4)
- En Suite Bathroom**
2.74m x 1.65m (9'0 x 5'5)
- Bedroom 2**
4.95m x 3.96m (16'3 x 13'0)
- En Suite Shower**
1.73m x 1.57m (5'8 x 5'2)
- Bedroom 3**
4.45m x 3.07m (14'7 x 10'1)
- Family Bathroom**
2.72m x 1.75m (8'11 x 5'9)
- Garage**
6.02m x 5.23m (19'9 x 17'2)