

GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.

1ST FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



THE COTTAGE, ABBOTS HILL, BRAUNTON.

TOTAL FLOOR AREA : 1699 sq.ft. (157.8 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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## Spacious House With Garage & Gardens

The Cottage Abbots Hill, Branton, Devon, EX33 2ED

Asking Price

**£419,950**

- Excellent Size Family Home
- 2 Reception Rooms, 2 Bathrooms
- Lovely Open Views To Hartland
- 4 Good Size Bedrooms
- Secondary D/G, Gas Central Heating
- NO ONWARD CHAIN
- DOUBLE GARAGE & GARDENS
- Tremendous Potential
- EPC: D

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This substantial property offers a tremendous amount in terms of size, potential, individual features and benefits. We strongly advise a full viewing in order to really appreciate what the property has to offer and the very convenient position the property in relation to the village centre.

The property offers very spacious accommodation which has been extended and now makes for an ideal family home which benefits secondary double glazing and gas fired central heating. The rooms are to a slight split level arrangement and there is good potential, sub to any planning, to further extend the house to the side and/or into the roof. This will become a very good size home.

The rooms flow well with a generous entrance hall and stairs to the first floor. There is access to an inner hall where there is a door to the attached double garage and the useful shower room; ideal to de-sand after a day at the beach. The good size dining room has steps up to the kitchen/breakfast room which has a door out to the side patio and garden. To the first floor are 4 bedrooms, 3 of which have built in wardrobes and the family bathroom. Further, there is a good size, double aspect living room which has fine views to The Braunton Burrows and on to Hartland. Tucked away off from the livingroom is a very useful study area. This is, of course, a good place to work or read but it also offers potential to put in stairs and extend into the attic - subject to any required PP.

The garage may be the major feature to the house but the gardens also are a main attribute which go to make this an ideal family home. From the kitchen, there is access to the side where there is a good size patio area. This area offers good potential into which to extend the accommodation (Sub PP). From here, there is access to the garden which is arranged over 3 lawns and benefits lovely open views to Braunton Burrows and Hartland in the distance.

Rarely in this location does a property such as The Cottage come to the market and so a viewing should be made at the earliest opportunity in order to avoid disappointment. It is sure to appeal to those wanting a home for a family and which is convenient to schools, shops, public houses and the village centre.



The property is situated just off where Church Street meets East Street and Northdown Road. Therefore, it has easy access to the village centre which is to the bottom of East Street.

Braunton is a large village which caters well for its inhabitants. The good range of amenities include primary and secondary schools, medical centre, churches, public houses and an excellent range of local shops and stores. There is a Tesco's store and the family run Cawthorne's Store, not too far away. The village is a very sought after as it is ideally situated for easy access to the sandy beaches at Saunton & Croyde approximately 3 & 5 miles to the west. Saunton also offers a renowned golf club with its 2 championship courses. There is a regular bus service to the beaches.

Barnstaple, the regional north Devon centre, is approximately 5 miles to the south east and is also connected by the bus service. There is excellent covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There are good leisure & social facilities including a brand new leisure centre, Tarka Tennis Centre, Scotts Cinema, tenpin bowling and The Queen's Theatre.

There is access on to The North Devon Link Road which provides a convenient route for the M5 motorway at junction 27, whilst there is also the Tarka Rail Link which connects to Exeter in the south. This then picks up the direct route to London Paddington.

## Room list:

**Entrance Hall & Inner Hall**

**Kitchen/Breakfast Room**  
5.02 x 3.36 (16'5" x 11'0")

**Dining Room**  
4.72 x 3.72 (15'5" x 12'2")

**Shower Room**

**First Floor Landing**

**Living Room**  
5.09 x 3.25 (16'8" x 10'7")

**Study Area**  
2.71 x 1.62 (8'10" x 5'3")

**Bedroom 1**  
4.05 x 2.44 (13'3" x 8'0")

**Bedroom 2**  
3.07 x 2.39 (10'0" x 7'10")

**Bedroom 3**  
3.93 x 2.75 (12'10" x 9'0")

**Bedroom 4**  
2.52 x 2.15 (8'3" x 7'0")

**Bathroom**

**Double Garage**  
5.93 x 4.79 (19'5" x 15'8")

**Patio Garden**

**Lawned Gardens**

**Lovely Open View To West Hill**

## Services

All Mains Connected

## Council Tax

D

## EPC Rating

D

## Tenure

Freehold

## Viewings

Strictly by appointment via the Braunton office on (01271) 814114

