

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 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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A Most Attractive Character Cottage

Lapwing Cottage, 14 West Saunton, Nr. Braunton, Devon, EX33 119

Asking Price

£479,950

- Superb Character Cottage
- Well Fitted Kitchen/Breakfast Room
- Oil Central Heating, Parking
- High Quality Throughout
- Very Comfortable Sitting Room
- Lovely Hamlet Close To The Beach
- 3 Bedrooms, Lovely Bathroom
- Delightful Garden Private Gardens
- Viewing Is Essential

Directions

From Barnstaple proceed to Braunton centre and at the traffic lights turn left signposted to Saunton. Proceed along this road for approximately 2 miles and then take the right hand turn. Follow the lane around to the left and the cottage is at to end on the left hand side.

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

Call 01271 814114

or email braunton@phillipsland.com

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We are absolutely delighted to offer to the market 'Lapwing Cottage', a delightful and quintessential Devon thatched cottage which is offered in first class order and is located in a desirable hamlet close to the beach.

The present owners have maintained and fitted the property to a high standard with very tasteful decoration and immediately you step into the property, you feel 'at home'. This will suit as a very comfortable family home or as a welcoming holiday home; always a wonderful place to stay and get away from the rigours of life.

An internal viewing is absolutely essential to appreciate the charm and character which oozes from every room. The modern fittings and decor compliment and combine well with the character features so making this a really fabulous, oil centrally heated home. There are exposed beams to virtually every room, an inglenook fireplace with bread oven in the sitting room, latch doors, cottage style windows and slate flagstone style floors downstairs.

The accommodation flows well with an entrance storm porch and hall. There is a useful store/ lobby, ideal to 'de boot' when you come in on a rainy day. This leads to the tiled and bright ground floor shower room. The triple aspect kitchen/breakfast room is superb and beautifully fitted with bevelled slate work tops with butler sink. The central island doubles as a breakfast bar with a vertical beam feature complimenting the exposed ceiling beams. The spacious sitting room is a lovely space to unwind and has an inglenook fireplace with a bread oven. There is a rear lobby and a latch door which opens to the stairs to the first floor. Here there are 3 bedrooms with beamed ceilings and a great bathroom with a free standing slipper bath which has claw and ball style feet.

There is unrestricted parking immediately to the front of the cottage, whilst to the right hand side, double gates open into an area ideal for al fresco dining as there is a built in seat. This has brick base and could also be a car space. Slate steps take you up to the main garden which offers a good degree of privacy and is laid to lawn with a concrete base to one corner for a shed. There are shrubs, plants and 2 young silver birch trees.

This cottage has been really loved and looked after by the present owners. We unhesitatingly recommend a viewing so the full feel and nature of the property can be fully appreciated. Furthermore, rarely does property come available in this hamlet - more reason to view early and so avoid disappointment.

Services

Mains Electric & Water. Private Drains Split 50/50

Council Tax band

D

EPC Rating

Exempt

Tenure

Freehold

Viewings

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



Lapwing Cottage is situated in a good location with easy access to Branton village and it's excellent amenities. Furthermore, Saunton Sands with its miles of sandy beach, is only a minute away whilst the renowned Saunton Golf Club with its two championship courses is even closer. Croyde Bay is only around the corner and the village of Branton is just over a mile away.

Branton is considered one of the largest villages in the country and it offers amenities to cater for everyday needs. These include primary and secondary schools, restaurants, public houses, medical centre and a good number of local shops and stores. There is a library and a Tesco's superstore. At the centre of Branton is the family run Cawthorne's Store which is an ideal 'drop in' for those necessities whilst on your way home.

Barnstaple, the regional centre of north Devon, is approximately 6 miles away and connected by a regular bus service. Here a wider range of amenities can be found with good covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There are good leisure & social facilities with a brand new leisure centre, Tarka Tennis, Scotts Cinema and The Queens Theatre.

There is access onto The North Devon Link Road which provides a convenient route to the M5 motorway via junction 27. The Tarka Train Line connects to Exeter, which picks up the direct route to London Paddington.

The property is sure to appeal to either a growing family or alternatively to use as an excellent holiday home. It is conveniently situated to some of the regions most sought after and renowned beaches and it can be occupied with minimum outlay.

Room list:

Entrance Porch & Hall

Lobby

2 x 1.40 (6'6" x 4'7")

Shower Room

2 x 1.35 (6'6" x 4'5")

Sitting Room

5.35 max x 4.21 max (17'6" max x 13'9" max)

Kitchen/ Breakfast Room

5.43 x 3.53 (17'9" x 11'6")

First Floor Landing

Bedroom 1

4.42 x 2.80 (14'6" x 9'2")

Bedroom 2

3.35 x 2.41 (10'11" x 7'10")

Bedroom 3

3.35 x 2.59 (10'11" x 8'5")

Lovely Bathroom

2.34 x 1.34 (7'8" x 4'4")

Delightful Gardens

Unrestricted Parking to the Front

