



1A, CHURCH STREET, BRAUNTON, EX33 2EL

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A 3 Bed Cosy Character Cottage

1a Church Street, Branton, EX33 2EL

Guide Price

£220,000

- 3 Bedroom Character Cottage
- No Onward Chain
- Downstairs Shower Room
- Walking Distance To Village Centre
- Outbuilding & Rear Garden
- Short Drive To The Beach
- Grade II Listed
- Good Size Kitchen/Breakfast Bar
- EPC : Exempt

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Room list:

Living Room
5.05 x 3.86 (16'6" x 12'7")

Kitchen/Breakfast Bar
5.53 x 2.65 (18'1" x 8'8")

Shower Room
2.43 max x 1.68 max (7'11" max x 5'6" max)

Bedroom 1
3.79 x 3.04 (12'5" x 9'11")

Bedroom 2
2.37 x 2.15 (7'9" x 7'0")

Bedroom 3
2.37 x 1.98 (7'9" x 6'5")

Outbuilding

Grade II Listed

Walking Distance To The Village

We are delighted to present this characterful three-bedroom Grade II listed cottage, ideally positioned at the beginning of the ever-popular Church Street in Braunton. Enjoying a prime location just a short stroll from the village centre, the property is also within easy reach of well-regarded primary and secondary schools, and only a short drive to North Devon's stunning sandy beaches.

Steeped in charm, the property welcomes you with a cosy living room featuring a log-burning stove, exposed wooden beams, and a traditional barn-style front door, retaining much of its original character. A few steps down leads to a stylish, contemporary shower room, complete with on-trend metro tiling.

The spacious kitchen/breakfast room is flooded with natural light from a large skylight and offers ample worktop and cupboard space, a double sink with swan-neck tap, and room for appliances including a fridge-freezer, oven, and washing machine. From here, there is access to a private courtyard, leading to a generous outbuilding that offers excellent storage options and further access to a secluded, decked garden area, perfect for outdoor relaxation.

Upstairs, the cottage offers three bedrooms, including a well-proportioned principal bedroom with built-in wardrobes and space for a double bed.

Outside, there is a generously sized outbuilding, perfect for storage and benefiting from power, making it suitable for use as a workshop. To the rear, you'll find a decked garden area which would benefit from some attention, but offers great potential as a sunny outdoor space to relax and enjoy.

While the property would benefit from some modernisation, it offers an exciting opportunity to create a truly special home. The property benefits from NO ONWARD CHAIN & a viewing is highly recommended to appreciate all that this delightful cottage has to offer.

*Agents note - We believe the roof will need attention, this has been carefully considered and reflected in the price.

Services

All Mains Connected

Council Tax band

A

EPC Rating

Exempt - Grade II Listed

Tenure

Freehold

