



TOTAL FLOOR AREA : 2264 sq.ft. (210.3 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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## Stunning Family House With Wonderful Views

Asking Price

**£765,000**

Lyn Vale Eastacombe Lane, Heanton Punchardon, Nr Barnstaple, EX31 4DG

- Superb Detached Family Home
- Living Room With Oak Flooring
- Very Flexible Accommodation
- 4 Bedrooms, 3 Bathrooms
- Utility Room & Cloakroom
- Ample Paking & Excellent Gardens
- Wonderful Kitchen/ Living Room
- Living Room With Wood Burner
- Super Views Over Open Fields

### Directions

From Barnstaple follow the A361 to Braunton. At Wrafton, take the right fork sign posted to Heanton, then take the right hand turn, again sign posted to Heanton. Follow this road up the hill and into Heanton village. As you have the red telephone box on your left, and follow the road to the left with the red brick house in front of you. Follow the lane down and Lyn Vale will be the last property on the left.

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

Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

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## Room list:

- Entrance Porch**  
1.94 x 1.32 (6'4" x 4'3")
- Open Plan Hall Area**  
1.90 x 3.29 (6'2" x 10'9")
- Cloakroom**
- Superb Kitchen/ Dining/Living Space**  
9.50 x 3.95 (31'2" x 12'11")
- Utility Room + Store**  
3.21 x 1.71 (10'6" x 5'7")
- Living Room**  
7.36 x 3.52 (24'1" x 11'6")
- Ground Bedroom 1**  
5.05 x 3.58 (16'6" x 11'8")
- En Suite Shower Room**  
2.17 x 1.83 (7'1" x 6'0")
- Dressing Room**  
1.94 x 1.32 (6'4" x 4'3")
- First Floor Landing**
- Guest Bedroom 2**  
4.40 x 3.86 (14'5" x 12'7")
- En Suite Shower Room**  
4 (13'1")
- Bedroom 3**  
5.20 x 3.54 (17'0" x 11'7")
- Bedroom 4**  
3.51 x 3.46 (11'6" x 11'4")
- Family Bathroom**  
2.34 x 2 (7'8" x 6'6")
- Attached Garage**
- Ample Tarmac Parking for 4 cars**
- Lovey Level Gardes to 3 Sides**
- Front Sun Deck & BBQ House. Rear Patio**

We are delighted to offer to the market, this superb modern family house which is situated to the very edge of Heanton Punchardon village. The present owners have been in residence for 11 years and in this time have created a home which will appeal to those looking for a home of high calibre.

'Lyn Vale' is an attractive 4 bedroom house of traditional construction, with pleasing part cedar clad and part rendered elevations. It takes full advantage of its village edge position and commands excellent & far reaching views which overlook an adjacent arable field and open countryside views back to Brauton village. The property offers so much more than many properties currently available. The good size, level plot backs right onto open land, whilst the gardens wrap around to three sides offering a good degree of privacy and a good amount of space. This allows excellent potential to extend (Sub PP). There is ample parking to the front, laid to tarmac for easy, long lasting convenience.

However, the accommodation is truly wonderful. The rooms flow nicely and are bright and airy. With uPVC double glazing, gas central heating and a Nest system, the house is economic and easy to run. The entrance porch and hall offer ample room to 'de-boot' and hang up your coat. The open plan space takes you straight to the kitchen/dining/living room. This is the hub of the house with engineered oak flooring and a well fitted kitchen. This has slate worktops and built in gas hob, oven and dishwasher. An island provides excellent preparation space, storage and breakfast bar. Bi-fold doors open out onto the good size, south facing sun deck. The utility room takes away the washing machine and there is a further store cupboard. The engineered oak flooring continues through the double doors and into the living room. This very spacious room has a wood burner and french doors to the large rear patio.

The main en suited bedroom is to the ground floor and is ideal for a dependant relative. However, as the garage is attached, there is good potential for a fully self contained annex,; ideal for letting or for an independant granny annex for a dependant relative. To the first floor are 3 further double bedrooms, 1 with an en suite and another with exceptional open views. The minimalist family bathroom is tastefully appointed with free standing bath tub and tiled floor.

We unhesitating recommend a full viewing, at the earliest opportunity to avoid dissapointment and to appreciated what 'Lyn Vale' has to offer.

Heanton Punchardeon occupies an elevated position only 2 miles from the centre of the large village of Brauton. It is a delightful village where the inhabitants enjoy a quiet life knowing that they can easily gain access to the amenities of Brauton. Under a mile down the hill are primary & secondary schools and also to the renowned Williams Arms pub/restaurant and a bus route. Heanton is surrounded by magnificent countryside which provides splendid country walks.

Brauton is only a few minutes drive away and is considered one of the largest villages in the country and it caters well for it's inhabitants with a wide range of amenities. These include good primary & secondary schools, a Tesco superstore and the family run Cawthorne's Store. There are some good restaurants, coffee shops, pubs and a good number of local shops and stores. Closeby is Brauton Burrows and dunes; the largest system in the country. It is, a UNESCO site and this is ideal for walking and exercising dogs etc. The sandy beaches at Saunton and Croyde are close by, whilst Saunton offers the renowned golf club with its 2 championship courses.

Barnstaple, the main town of north Devon, is under 5 miles away and to the east. Here there a wider range of social, leisure and shopping facilities. There is covered shopping to the town centre at Green Lanes, whilst a good choice of superstores and out of town shops are at Roundswell. A new leisure center is close to The Tarka Tennis Centre and there is a cinema and The Queens Theatre.

Access on to The North Devon Link Road offers a convenient link to the M5 motorway at junction 27, whilst The Tarka Train Line connects to Exeter which then picks up the direct route to London Paddington.

Few properties can match what Lyn Vale offers. Space, Location. Flexible Accommodation and Quality of Build. For those wanting a life style family home which can be occupied with the minimum of expence- then arrange a viewing; we know you will not be dissappointed.

## Services

Mains Gas, Water & Electric.

Privated Septic Tank Drainage.

## Council Tax

D

## EPC Rating

C

## Tenure

Freehold

## Viewings

Please call the Brauton office on (01271) 814114

