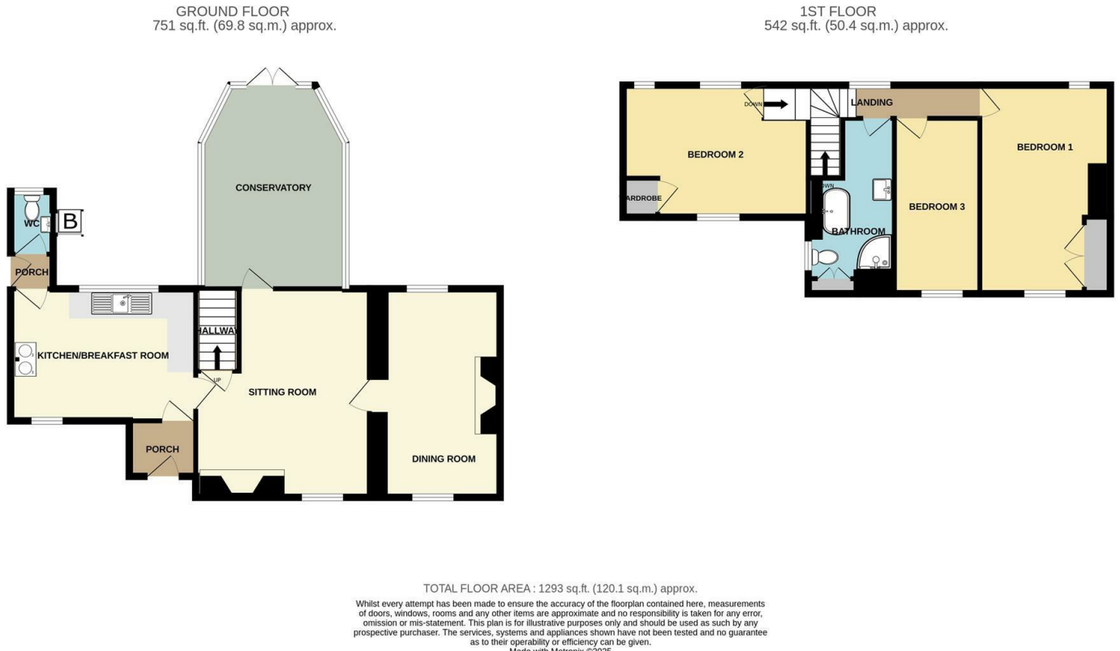

Directions

From Barnstaple take the A361 road westwards to Braunton. Proceed through Braunton and on towards Ilfracombe where, after a short distance, you will pass through Knowle. Follow the road for about a mile or so and there, turn left adjacent to a stone single storey cottage, signposted North Buckland, 1 mile. Proceed through the immediate housing and very narrow gap in the road and rise up the hill. Carry on this road into North Buckland and pass the terrace of white cottages on the right. Then after a short distance,

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Requires Improvement With Large Garden

Rose Cottage North Buckland, Nr. Braunton, EX33 1HY

Auction Guide

£450,000

- For Sale By Public Aucion
- Requires Improvement
- Good Size Level Gardens
- 3pm on Friday 28th March
- Tremendous Potential
- Off Road Parking, Conservatory
- 3 Bedroom, 2 Reception Rooms
- Kitchen, Cloaks & Bathroom
- Sought After Village

Braunton 01271 814114 • Barnstaple 01271 327878
www.phillipsland.com braunton@phillipsland.com

METHOD OF SALE: The property is to be sold by PUBLIC AUCTION (Unless Sold Previously) on FRIDAY 28th March 2025, 3pm at Portmore Golf Club, BARNSTAPLE. EX32 9LB.

PRICE GUIDE: The price guide is an indication of the seller's minimum expectation. These are not necessarily the figure at which the property will sell and may change at any time prior to the auction.

RESERVE: The property will be offered subject to reserve (the figure below which the auctioneer cannot sell for during the auction). This figure is confidential but will be set within the guide range of no more of 10% above the auction guide. The auctioneers reserves the right to bid on behalf of the vendors or withdraw the property from auction in the event of it not reaching this reserve figure.

BUYER'S ADMINISTRATION FEE: In addition to the normal deposit payable to buy the successful bidder they will also be required to pay a Buyer's Administration Fee of £750 plus VAT, This to be paid by separate cheque.

MONEY LAUNDERING: The successful bidder must produce documentation to confirm their name and residential address and if you are the successful bidder, copies will be taken for our reference and kept on file.

SPECIAL CONDITIONS OF SALE: The particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale but in case of any inconsistencies the provisions of the latter shall prevail. If not attached to these sale particulars, copies of the special conditions of sale shall be obtained either from the vendors solicitors or the auctioneers. Purchasers must make the necessary enquiries prior to the auction.

Local Authority: North Devon Council. Lynton House,Commercial Road, Barnstaple. EX31 1DG
Tel: 01271 327711

Solicitor: Brewer Harding & Rowe. 6/8, Caen Street, Braunton. EX33 1AA. Sarah Bourke Tel: 01271 812033

Services
Water & Electric. Private Drainage.Oil Heating

Council Tax band
C

EPC Rating
F

Tenure
Freehold

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

This is an excellent and rare opportunity to bid for a 3 bedroom cottage which requires general modernisation and improvement. However, the cottage offers tremendous scope and potential for the next owner to place their own mark on the property and, when done, will make for a delightful home.

Rose Cottage stands within it's own good size and level garden, in a quiet, tucked away position to the edge of this very sought after village. It is situated in a no through road, so passing traffic is only your neighbour. It is, therefore, ideal for those wanting a private location away from the hustle and bustle of a large town. There is tremendous potential, sub to PP, to extend the accommodation, or build within the plot. Once completed and modernised, this will make for a very comfortable full time property for a growing family, or as a delightful holiday home.

The rooms flow well with an entrance porch to the kitchen/breakfast room. There is a rear porch and useful cloakroom. The sitting room has an inglenook fireplace and door to a good size rear conservatory. Also from the sitting room there is access to the dining room. To the first floor are 3 bedrooms and a well appointed 4 piece bathroom. The property has oil fired central heating

North Buckland is a delightful and typical north Devon village. Close by is the larger village of Georgeham with it's primary school, 2 excellent pub/ restaurants and village shop. Croyde is also just down the road and here there is the world renowned Croyde Bay with it's superb surfing beach. Braunton is 3.5 miles away and here there are good amenities with primary and secondary schools and Tesco super store. Barnstaple, the main town, is a further 5 miles and has excellent town centre and out of town shopping. There is access to the upgraded North Devon Link Road which connects to the M5 motorway at unction 27. The Tarka Rail Line connects to Extere which picks up the main route to London Paddington.

Room list:

Porch

Kitchen/Breakfast Room
4.36 x 3.22 (14'3" x 10'6")

Rear Porch & WC

Sitting Room
5.07 x 4.18 (16'7" x 13'8")

Coinservatory
4.98 x 3.50 (16'4" x 11'5")

Dining Room
5.03 x 2.63 (16'6" x 8'7")

First Floor Landing

Bedroom 1
4.99max x3.28 (16'4"ax x10'9")

Bedroom 2
50.01mx 0.61m.29.26m max (164'1"x 2.96 max)

Bedroom 3
4.38 x 2 (14'4" x 6'6")

4 Piece Family Bathroom
3.55 x 1.98 (11'7" x 6'5")

Good Off Road Parking

Good Size & Level Gardens