Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the centre of the village. At the crossroads and traffic lights turn right into East Street. Continue to the top of the road and take the first turning left into Church Street, 1a Church Street is directly on your right hand side.

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A 3 Bed Cosy Character Cottage

1a Church Street, Braunton, EX33 2EL

Fixed Asking Price

£185,000

- 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

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

Electric, water and drainage connected.

Council Tax band

A

EPC Rating

Exempt - Grade II Listed

Tenure

Freehold

The property is situated in Church Street which meanders through the oldest part of the village and is now a Conservation Area. This is an attractive part of the village as properties here are all individual and they have their own distinctive character and nature.

The property is located only a few minutes walk from the village centre and close to St Brannock's Church and the Black Horse Pub. Braunton is one of the most sought after villages in the area and caters well for its inhabitants including primary and secondary schools, a medical centre and excellent number of shops, restaurants and pubs. The village is ideally located for easy access to the sandy beaches at Saunton & Croyde approximately 3 & 5 miles to the west and they are connected by a regular bus service. Saunton also offers the renowned golf club with it's 2 championship courses.

The bus route connects to Barnstaple, the regional centre of north Devon which is approximately 5 miles to the south east and here a wider range of amenities can be found. There is a brand new leisure centre, Tarka Tennis, ten pin bowling, Scott's Cinema and The Queen's Theatre. Access to The North Devon Link Road provides a convenient route to the M5 motorway, whilst he Tarka Train Line connects to Exeter in the South. and this picks up the direct route to London Paddington..

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