



Spacious Home In Highly Favoured Cul de Sac

2 Lower Cleave Willoway Lane, Braunton, EX33 1AS

Asking Price

£725,000

- Wonderful Far Reaching Views
- Gas Heating, Solars & D/G
- NO ONWARD CHAIN
- 4 Bedrooms, 2 Receptions
- Kitchen/Breakfast Rm, 2 Bathrooms
- Splendid Family Home
- Double Garage & Parking
- Very Good Size Gardens
- EPC: An Impressive Band B

Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village and at the crossroads and traffic lights turn left to Croyde and Saunton. Continue along pass the White Lion pub on the right hand side and after a short distance turn right into Kings Acre. Continue to the very top of the hill and as the road narrows, take the last turning on the right hand side into Willoway Lane. Continue along and take the left into Lower Cleave and the property will then be found 2nd on the left.

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

Call 01271 814114

or email braunton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Entrance Porch & Hall

Bedroom 4/ Study
3.58 x 2.94 (11'8" x 9'7")

Upper Ground Floor Landing

Living Room
6.65 x 5.03 narrows to 3.89 (21'9" x 16'6" narrows to 12'9")

Dining Room
3.40 x 3.10 (11'1" x 10'2")

Kitchen/ Breakfast Room
6.17 x 3.07 (20'2" x 10'0")

Inner Hall With Storage

Bedroom 1
4.47 x 3.27 (14'7" x 10'8")

En Suite Bathroom
2.09 x 1.64 (6'10" x 5'4")

Bedroom 2
3.34 x 3.26 (10'11" x 10'8")

Bedroom 3
3.34 x 3.67 narrows to 3.37 (10'11" x 12'0" narrows to 11'0")

Family Bathroom
3.01 x 2.30 max (9'10" x 7'6" max)

Integral Double Garage
7 x 5.95 (22'11" x 19'6")

Off Road Parking To The Front

Lovely Rear Gardens With Super Views

We are delighted to offer for sale this fabulous detached split level modern home which offers NO ONWARD CHAIN and STUNNING FAR REACHING VIEWS over Branton, The Great Field, The Burrows and on to the coast and the ocean beyond. A full viewing is ESSENTIAL to fully appreciate the fine position the property sits in.

Thought to have been constructed in the 1980's with cavity construction the property has pleasing rendered elevations with some exposed brick reveals all under a concrete tiled roof. There is the benefit of gas central heating, uPVC double glazing and solar panels. This makes the property very easy and economic to run.

There is access from the front of the property, on the lower ground floor and to the side from the upper ground floor level. The rooms flow nicely throughout, with an entrance porch and hall. To the lower ground floor is the 4th bedroom, which is currently used as a study, whilst there is an integral double garage which has a door to the hall. From here stairs take you to the upper floor hall and into the large living room. This bright room has a gas fire and access out onto the balcony from where there are breathtaking views. The dining room connects to the large kitchen/breakfast room. The inner hall boasts fabulous storage and the main bedroom has extensive wardrobe space and also access onto the balcony. Further, there is an en suite bathroom. The 2 further bedrooms are both double and there is a family bathroom.

To the front is off road parking and a raised garden area laid to shrubs for easy maintenance. Around the property is paved with a side seating area with summer house; a lovely area to enjoy a morning coffee or evening drink. The rear garden is an ideal size for a keen gardener and it slopes up and away from the property. There is a private patio area with a pergola and so ideal for BBQ's and entertaining. A grass lawn then sweeps around and up to the top garden which has well stocked flower beds and backs onto light woodland. The views at the top are absolutely outstanding and there is a seat from where you can really enjoy the panoramic vista.

Properties of this nature and location are always in demand and at a premium. We unhesitatingly recommend a viewing at the earliest opportunity to fully appreciate what the property has to offer and avoid disappointment.

Services

All Mains Connected

Council Tax

F

EPC Rating

Band:

Tenure

Freehold

Viewings

By appointment
via the Branton
office. Call us on
(01271) 814114

