Directions

From Barnstaple, proceed along the a361 towards Braunton, continue over the roundabout at Wrafton and onto Braunton village centre. At the crossroads, turn left signposted to Croyde and Saunton, past our office on the right hand side, and then take the second right into North Street. The property will then be found after a short distance on the left hand side.

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or email braunton@phillipsland.com

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Buy. Sell. Let.

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A Charming 2 Bedroom Character Cottage

15 North Street, Braunton, Devon, EX33 1AJ

Fixed Asking Price

£300,000

- Large Lounge/Dining Room
- Useful Utility Room
- Off Road Parking
- Well fitted modern Kitchen
- Good size private Garden
- 2 Good Sized Bedrooms
- Family Bathroom
- Rear Courtyard with Stone Built Garden Store
- EPC: E

Welcome to 15 North Street, a charming two-bedroom cottage tucked away in the ever-popular village of Braunton, just a short stroll from local shops, cafés, and amenities. The property also comes with the valuable benefit of off-road parking and is offered to the market with no onward chain.

As you approach, you're greeted by a private, enclosed front garden, an ideal spot, perfect for children or pets. Stepping inside, the spacious living/dining room immediately impresses, filled with natural light from the attractive box bay window and centred around a cosy log burner, creating a welcoming focal point.

To the rear, the well-presented kitchen provides generous worktop and cupboard space, complete with integrated oven and gas hob, and enjoys a pleasant outlook onto the courtyard garden, ideal for morning coffee or evening relaxation. The ground floor also features a modern family bathroom with a three-piece suite, along with a useful utility room for added convenience. Upstairs, there are two well-proportioned bedrooms, both offering comfortable accommodation.

With its blend of character, practicality, and location, 15 North Street makes a perfect home for first-time buyers, downsizers, or those seeking a low-maintenance retreat close to the heart of Braunton.

Services

All mains connected.

Council Tax band

B

EPC Rating

E

Tenure

Freehold

The property is situated in the very attractive area of North Street, which is one of the oldest areas of the village. Therefore, it is very easy few minutes walk into the village where there are a wide range of amenities including medical centre, pubs, restaurants, schools, coffee shops and a wide range of local shops as well as a Tesco superstore

Close by are an array of stunning beaches and areas of outstanding natural beauty. Saunton Sands. Croyde Bay and Putsborough Beach all being within a short drive from Braunton and are a paradise for surfers and families. Nearby, Braunton Burrows is one of the largest sand dune systems in the British Isles with its rich diversity of plant, bird and animal life. There are many coastal walks along the golden sands and rugged cliffs to enjoy as well as access on to the Tarka Trail from Braunton which offers many miles of level walks and cycling along the estuary to Barnstaple. This is the principle north Devon Town and is 5 miles to the east.

Here there are further amenities, shopping and leisure facilities including Tarka Tennis, tenpin bowling, cinema and a brand new leisure centre. Green Lanes Shopping Centre is to the centre of the town and out of town shopping at Roundswell.

The North Devon Link Road provides a convenient connection to the M5 motorway at junction 27, Tiverton. Here there is Tiverton Parkway Station. From Barnstaple the Tarka Rail Line connects to Exeter in the south which then picks up the line to London Paddington.

Room list:

Lounge/Diner
5.78 max x 3.66 max (18'11" max x 12'0" max)

Kitchen
3.02 x 2.75 (9'10" x 9'0")

Utility room

Family bathroom
1.95 x 1.90 (6'4" x 6'2")

Master bedroom
3.79 x 3.71 (12'5" x 12'2")

Bedroom 2
2.81 x 2.58 (9'2" x 8'5")

Useful Garden Store

Off Road Parking

Walking Distance To The Village