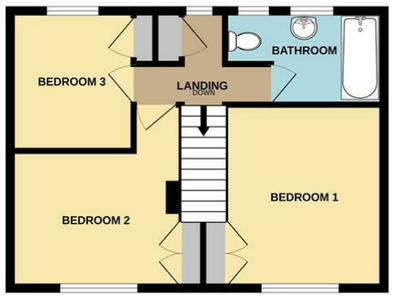
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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Directions

From Barnstaple proceed on the A361 to Braunton. At the crossroads and traffic lights turn left signposted Croyde and Saunton. Carry on this road and turn right into North Street just before The White Lion pub into North Street. Carry on up the street and the house is just past the turning into The Moorings, on the right hand side. The house is the end left of the 3 houses with off road parking to the front.

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

Call 01271 814114

or email braunton@phillipsland.com

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Impressive Family Home Close To Village

North Moorings North Street, Braunton, Devon, EX33 1AJ

Asking Price

£515,000

- Superb 3/4 Bedroom House
- Kitchen Bkfst, Dining & Living Areas
- Beautiful Gardens with Sun Deck
- Bright & Airy Open Plan Design
- Family Room & Utility
- Many Features Throughout
- Bathroom & Ground Floor Shower
- Velux Windows & Bi Fold Doors
- This House Must Be Viewed!!

This is a superb opportunity to acquire a wonderful and very comfortable family home. The present owners have altered the accommodation to produce something rather special. Property of this nature and in this location, rarely come to the market and so to appreciate this, one must view the house and, as soon as possible, in order to avoid disappointment.

To the front is dedicated off road parking/ hard standing for 2 cars. You enter via the porch and hall which opens to the fully open plan kitchen/breakfast, living & dining area which has oak style flooring. The kitchen/ breakfast area nicely fitted with shaker style units, breakfast bar and metro part tiled walls. The living area has an inset woodburner and wood store, whilst the dining area expands the width of the room with an area ideal for a piano. The wonderful bi fold doors, which run almost the width of the wall, floods the room with light as well as leading straight out onto the sun deck. This is ideal for entertaining and dining 'al fresco'. There is a separate and bright family room with velux windows and patio doors to the garden. This room is currently used as a play/ music room but could easily be a fourth bedroom with access to the downstairs shower room. This is off the very useful utility room and is also ideal to de- sand after a day at the beach. The first floor landing has a cupboard and there are 3 bedrooms, all with wardrobes. The family bathroom is white 3 piece with a mira shower over the bath.

The gardens are a delight and are extremely well laid out. They are level and much thought has been put to their design. The lawn has paving and well stocked flower beds. There is a good size and insulated, cedar-clad garden room which could have multiple purposes, including a home office or art studio. There are 3 outdoor storage spaces: a cedar-clad shed ideal for surf boards, a wood store and a side shed currently used for bikes.. A maturing tree offers shade and there is a private and tucked away patio and seating with olive trees to either corner. Another wonderful area to entertain.

Services
All Mains Connected

Council Tax band
B

EPC Rating
TBC

Tenure
Freehold

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

The property is situated in the highly desirable and attractive North Street area of Braunton which offers a typical Devon village scene. North Street comprises individual & attractive properties being only a few minutes walk away from the village centre. There is access on to the Saunton Road and therefore, only a few minutes drive from the sandy beaches at Croyde and Saunton approximately 4 miles to the west. The property is ideal for family occupation or as an excellent and easy to run lock up and go holiday retreat.

Braunton is considered one of the largest villages in the country and caters well for its inhabitants with excellent range of primary and secondary schooling facilities. There is a Tesco's Superstore and the family run Cawthornes stores which is only a few minute walk away. Also close by are public houses, good restaurants, medical centre and a good number of shops and businesses. There is a regular bus service to Croyde and Saunton and also to Barnstaple, the regional centre of north Devon. This is approximately 5 miles to the south east and here a wider range of amenities can be found as well as good social and leisure facilities including a brand new leisure centre, cinema, ten pin bowling and The Queen's Theatre. There is covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell.

The North Devon Link Road provides a convenient link to M5 Motorway at Junction 27 Tiverton, where there is Tiverton Parkway rail station. The Tarka line connects to Exeter and this picks up the direct route to London Paddington.

Room list:

Entrance Porch & Hall

Open Plan Area Comprising:

Kitchen/ Breakfast Area
5.46 x 2.30 (17'10" x 7'6")

Living Area
5.45 x 3.25 (17'10" x 10'7")

Dining Area
2.23 x 5.21 (7'3" x 17'1")

Family Room
4.83 x 3.23 narr to 1.97 (15'10" x 10'7" narr to 6'5")

Utility Room
2.06 x 1.16 (6'9" x 3'9")

Shower Room
2.37 x 1.91 (7'9" x 6'3")

First Floor Landing

Bedroom 1
3.69 x 3.09 (12'1" x 10'1")

Bedroom 2
3.27 x 2.92 (10'8" x 9'6")

Bedroom 3
2.47 x 2.38 (8'1" x 7'9")

Family Bathroom
3.13 narr to 2.24 x 1.67 (10'3" narr to 7'4" x 5'5")

Superb Gardens & Sun Deck

Irregular Shape Sheds
3.39 x 2.04 & 3.39 x 1.87 (11'1" x 6'8" & 11'1" x 6'1")

Off Road Parking To The Front