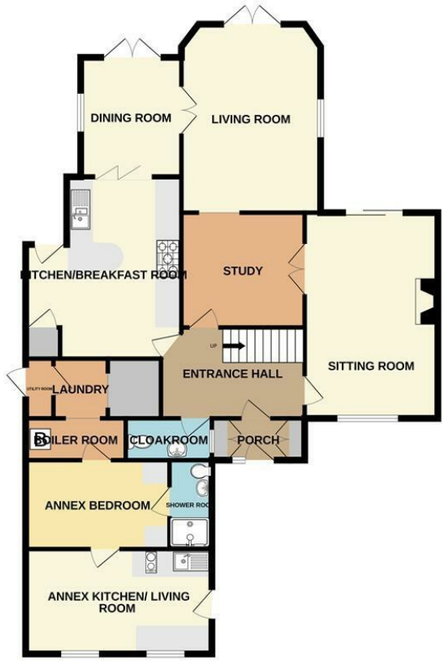
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

GROUND FLOOR
1303 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.

TOTAL FLOOR AREA : 2107 sq.ft. (195.7 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 centre crossroads, turn left to Croyde. Continue along the coast road into Croyde. As you approach the centre and just after the surf shop, turn right into Cloutman's Lane. Go past Orchard Grove then turn right into Home Farm Close. Follow the cul de sac around to the left and the house will be at the top of the road on the left hand side.

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

Call 01271 814114

or email braunton@phillipsland.com

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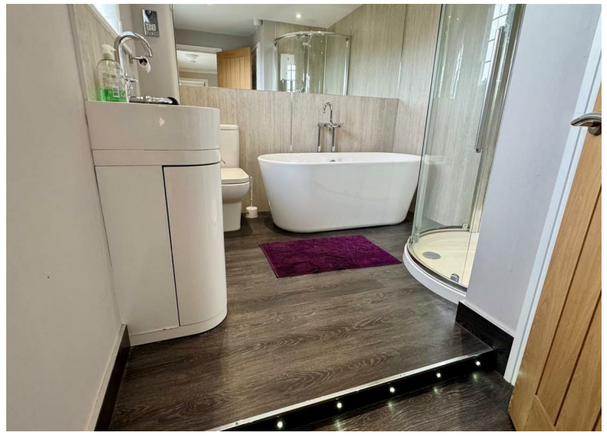
4 Bedroom Family House With Annex

9 Home Farm Close, Croyde, Braunton, Devon, EX33 1PD

Asking Price
£855,000

- Very Good Size Family House
- Kitchen & Dining Room
- Quiet Tucked Away Position
- 4 Bedrooms & 1 Bed Annex
- 2 Car Parking, Large Gardens
- Very Sought After Location
- 3 Bathrooms & 3 Receptions
- UPVc Double Glazing Oil C/H
- EPC: D



We are delighted to bring to the market this well presented and good size 4 bedroom detached family house. The property nestles nicely within this highly regarded and choice coastal village, famed for its superb sand bay and delightful thatched cottages.

Standing to the head of a quiet cul de sac means there is no passing traffic so it is ideal for those who are looking for a quiet, spacious family home with a good open aspect. Furthermore, the house offers excellent and flexible accommodation as the present owners have converted the double garage to offer a good separate annex. This is ideal for a dependent relative or to tap into the good holiday market which Croyde offers.

The rooms flow nicely and, as it has been extended, makes for a roomy home which is sure to appeal to those looking space. The entrance porch opens to the good size hall with a cloakroom off. The double aspect sitting room has a wood burner and double doors to the study. This, in turn, opens to the living room which also has double doors to the dining room. All three of these rooms have doors out to the rear garden. The kitchen is well fitted with a good range of granite work surfaces with inset sink and a breakfast area with breakfast bar..

To the first floor is a bright landing with glass and light oak balustrading and lovely views to the sea, the main bedroom has a dressing room and en suite shower. There are 3 further bedrooms, 2 of which have wardrobes. The family bathroom is very well appointed and is slightly split level with skirt lighting. The 4 piece white suite has a free standing tub bath and a full width mirror.

The annex is great and would be ideal for a dependant relative, teenager or to Airbnb. The open plan kitchen/living room opens to the bedroom with an en suite shower room. Beyond this, there is a useful utility room and the boiler room. The whole house has UPVc double glazing and oil fired central heating.

There is off road parking for 2 cars to the front and side access to the very good size rear garden. There is a good size patio/ BBQ area beyond which is the main garden. This is lawned with mature trees and shrubs with a summer house to the top. There are super views over the house and to the ocean beyond. To one side are 2 good sheds and a concreted area upon which further sheds can be erected.

NB: MORE GARDEN AREA IS AVAILABLE BY SEPARATE NEGOTIATION

Home Farm Close is a lovely and popular part of Croyde village. It is a quiet cul de sac of similar properties which, over the years, have been extended and enlarged. The road is wide, so offers a good feeling of space, indeed the house being in an elevated position, there are views towards the sea.

Croyde is considered one of the premier and choice coastal villages in the region and has a superb sandy beach. This is well known throughout the country and is a mecca for surfers and water sports enthusiasts from afar. The larger beach at Saunton Sands is close by and and has a larger sandy beach whilst it also boasts a renowned golf club with 2 championship courses. Croyde has some very attractive thatched cottages and a good number of shops, pubs and restaurants. Furthermore, there is a post office/ stores and a garage. A regular bus service connects to Braunton, some 3 miles to the east. Here there is a Tesco superstore, Cawthorne's family store, a good number of restaurants, primary and secondary schools and coffee shops.

The bus route continues to Barnstaple, the principle north Devon town, a further 5 miles to the south east. This caters well for the area with the brand new Tarka Leisure Centre, Tarka Tennis Centre, Scott's cinema and The Queen's Theatre. There is good covered shopping at Green Lanes and out of town shopping at Roundswell. Easy access on to The North Devon Link Road offers an easy drive to the M5 motorway at junction 27. The Tarka rail line takes you to Exeter which then picks up a direct line to London Paddington.

Room list:

Entrance Porch & Hall

Cloakroom

Sitting Room
5.46 x 3.56 (17'10" x 11'8")

Study
3.29 x 2.97 (10'9" x 9'8")

Living Room
5.04 x 3.68 (16'6" x 12'0")

Kitchen
4.52m narr 3.02m x 4.11m (14'10" narr 9'11" x 13'6")

Dining Room
3.23 x 2.69 (10'7" x 8'9")

First Floor Landing

Principle Bedroom
5.08 narr 3.74 x 3.68 (16'7" narr 12'3" x 12'0")

En Suite Shower
2.80 x 1.55 (9'2" x 5'1")

Dressing Room
3 x 2.41 (9'10" x 7'10")

Bedroom 2
3.90 x 2.95 (12'9" x 9'8")

Bedroom 3
3.18 x 2.55 (10'5" x 8'4")

Bedroom 4
2.84 x 2.65 (9'3" x 8'8")

4 Piece Family Bathroom
2.94 x 2.33 (9'7" x 7'7")

ANNEX

Living Room/ Kitchen
4.62 x 2.79 (15'1" x 9'1")

Bedroom 5
3.20x 2.46 (10'5"x 8'0")

Shower Room
2.36 x 1.18 (7'8" x 3'10")

Boiler Room & Utility Rooms

Off Road Parking

Very Good Size Gardens

NB MORE GARDEN AVAILABLE BY SEPARATE NEGOTIATION

Services

Water, Electric, Drainage.

Council Tax band

F

EPC Rating

D

Tenure

Freehold

Viewings

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