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GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 411 sq.ft. (38.2 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 the centre of Braunton. At the crossroads and traffic lights continue on signposted to Ilfracombe and then turn left signposted to Georgeham just after the Fire Station. Continue up the hill and along the top road. Continue through the hamlet of Darracott and then continue into the village of Georgeham. As the road then goes down towards the T junction, turn left into Davids Hill, just before the T-junction. Take the 1st cul de sac on the right and the property is at the bottom.

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

Call 01271 814114

or email braunton@phillipsland.com

Individual Home For Couples or Investment

Hills Haven, 3a Davids Hill, Georgeham, Braunton, Devon, EX33 1QE

Guide Price

£299,950

- Offering Wide Range Of Uses
- 1 Bedroom & Tiled Shower Room
- Under floor Heating, UPVc D/G
- For Young or Retirement Alike
- Open Plan Living/ Kitchen/Dining
- Possible Bedroom 2
- Quiet & Tucked Away Position
- Off Road Parking, Super Patio Garden
- EPC: D

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

Very rarely does a property such as Hills Haven come to the market. This compact, yet surprisingly airy and light property demands an internal viewing to appreciate what it has to offer. The owners have exercised lots of original thinking, resourcefulness and plenty of vision to produce a property which can meet a number uses. Although ideal as a 'turn key' bolt hole retreat, it will easily accommodate a couple, young and retirement alike. However, it is currently successful and valuable AirBnB for the present owner..

Thoughtfully extended and fitted throughout to a very good standard, this is an ideal opportunity to acquire a single bedroom property which is sure to appeal to a young professional and surf enthusiast who is looking for a conveniently situated and easy to run property to take a break, away from the everyday hub bub of life. However, it will just as well as a very comfortable retirement home which requires little maintenance. There is the benefit of oil fired under floor heating throughout and UPVc double glazing.

The property really has to be viewed to appreciate the surprising space and the quality of finish. The entrance hall has 2 very useful store cupboards, one of which is for wet suit drying with heating and drainage. There is a very well appointed and fully tiled shower room. The open plan kitchen/ breakfast/ living room has a part vaulted ceiling with automatic electric Velux windows to the kitchen/ breakfast area which also has a built in hob, oven and microwave. The living room area is double aspect and has full bi folding doors which lead right out to the patio gardens. The bedroom is to the side and this has views to the countryside in the distance. There is potential to turn part of the kitchen/ living room into a 2nd bedroom. Alternatively, subject to PP, there is space to the rear to extend.

To the front of the property is dedicated off road parking with a side gate to a useful storage area which houses the outside boiler.



The Area

This is a beautiful Devon village which caters well for its residents with two very popular public houses/restaurants. There is also a primary school, village hall, a good local shop/post office and church. A short drive away is the coastal village of Croyde. This is renowned for it's beautiful sandy bay and excellent surf. There are good restaurants here, too and further pubs. Saunton Sands is a little further on down the road. This has a larger beach and The Saunton Golf Club with it's 2 championship courses.

Within easy reach is Braunton village, thought be be one of the largest in the country. It offers a good range of amenities including post office, medical centre, primary and secondary schooling and a library. There are coffee houses, pubs and churches. The Tesco Superstore is here and the family run Cawthorne's store.

A bus service connects to Barnstaple, the main north Devon town. Here there is covered shopping in the town centre shopping at Green Lanes and out of town shopping at Roundswell. Leisure and social facilities include a brand new leisure centre, Tarka Tennis Centre, ten pin bowling, a cinema and The Queens Theatre. There is access on to The North Devon LInk Road which provides a convenient route to the M5 motorway at junction 27. There is also the Tarka Rail Line to Exeter in the south which connects to London.

Room list:

Entrance Hall

Fully Tiled Shower room
1.89 x 1.79 (6'2" x 5'10")

Kitchen/Breakfast Area
3.91 x 3.42 (12'9" x 11'2")

Living Area
3.55 x 2.50 (11'7" x 8'2")

Bedroom
3.47 x 2.65 (11'4" x 8'8")

Off Road Parking

Oil Tank & Boiler Enclosure

Patio Garden & Outside Shower

Enclosed Storage Area

Services
Water, Electric, Drains

Council Tax band
Business Rates: Apr 23 - Present
Rateable Value £1650

EPC Rating
D

Tenure
Freehold

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



