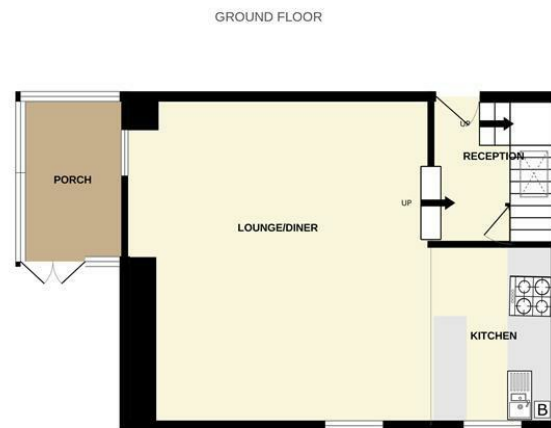




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2020



A Charming 2 Bedroom Character Cottage With Parking

4 Hillview Saunton, Saunton, Braunton, EX33 1LS

Guide Price

£395,000

- 2 Bedroom Grade II Listed Character Cottage
- NO ONWARD CHAIN!
- Open Plan Living/Dining Room
- 2 Good Sized Bedrooms
- Sunny West Facing Garden
- Short Drive To Saunton Beach
- Parking for 2 Cars
- Large Family Bathroom
- EPC: Awaiting

**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.



Welcome to 4 Hillsview, a delightful Grade II Listed cottage brimming with charm, character and period features, nestled in the sought-after location of Saunton. Offering a wonderful blend of traditional character and modern convenience, this two-bedroom home is perfectly positioned just a short drive from Saunton Sands, one of North Devon's most iconic beaches.

Stepping inside, you are welcomed by a practical entrance porch,.Then leading in the spacious open-plan living and dining room is full of warmth and character, showcasing exposed timber beams, attractive features and wooden flooring, creating a wonderfully inviting space for relaxing or entertaining. The generous layout offers flexibility for both lounge and dining furniture and flows naturally into the kitchen.

The kitchen has been thoughtfully fitted with an attractive shaker-style range of wall and base units, complemented by ample worktop space, a one-and-a-half bowl sink, integrated oven with gas hob, and space for both a washing machine and under-counter fridge and freezer. A window overlooking the garden allows plenty of natural light to flood the room.

To the first floor are two well-proportioned double bedrooms, both continuing the property's charming character, together with a surprisingly spacious family bathroom featuring a freestanding bath beneath the vaulted ceiling, creating a relaxing and unique space.

Outside, the property enjoys a lovely west-facing garden, perfect for making the most of the afternoon and evening sunshine. The garden offers an ideal setting for al fresco dining, entertaining guests or simply unwinding after a day spent at the nearby beach. A gravel pathway meanders through the garden, complemented by established planting and attractive stone walling, further enhancing the cottage's appeal.

Combining character, comfort and an enviable location close to the North Devon coastline, 4 Hillsview presents a wonderful opportunity to acquire a truly charming home in one of the area's most desirable settings with the added benefit of NO ONWARD CHAIN!

Services

Mains Water, Septic tank, LPG Gas
1/6 share of the Septic Tank
Council Tax band

Business Rates

EPC Rating

Tenure

Freehold



Room list:

Entrance porch

Lounge/ diner
5.71 x 5.22 (18'8" x 17'1")

Kitchen
3.13 x 2.17 (10'3" x 7'1")

Bedroom 1
4.79 max x 3.42 max (15'8" max x 11'2" max)

Bedroom 2
4.45 max x 2.21 (14'7" max x 7'3")

Family bathroom
3.2 x 2.41 (10'5" x 7'10")

Off Road Parking

4 Hillsview is situated in a good location with easy access to Braunton village and it's excellent amenities. Furthermore, Saunton Sands with its miles of sandy beach, is only a minute away whilst the renowned Saunton Golf Club with its two championship courses is even closer. Croyde Bay is only around the corner and the village of Braunton is just over a mile away.

Braunton is considered one of the largest villages in the country and it offers amenities to cater for everyday needs. These include primary and secondary schools, restaurants, public houses, medical centre and a good number of local shops and stores. There is a library and a Tesco's superstore. At the centre of Braunton is the family run Cawthorne's Store which is an ideal 'drop in' for those nessecities whilst on your way home.

Barnstaple, the regional centre of north Devon, is approximately 6 miles away and connected by a regular bus service. Here a wider range of amenities can be found with good covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There are good leisure & social facilities with a brand new leisure centre, Tarka Tennis, Scotts Cinema and The Queens Theatre.

There is access onto The North Devon Link Road which provides a convenient route to the M5 motorway via junction 27. The Tarka Train Line connects to Exeter, which picks up the direct route to London Paddington.

