



OBERSTEN WEST HILL BRAUNTON
TOTAL FLOOR AREA: 1149 sq.ft. (106.8 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 misstatement. 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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Immaculate Home With Stunning Views

Obersten West Hill, Branton, EX33 1AR

Asking Price

£575,000

- 3 Bedrooms, 2 Receptions
- Superb Far Reaching Views
- Gas Heating, UPVc D/G
- Kitchen & Utility Cloakroom WC Rm
- Long Garden & Cabin
- Immaculate Throughout
- Conservatory, Bathroom
- Garage & Car Space
- EPC: D

Directions

From Barnstaple proceed to Branton on the A361. At Branton centre, turn left signposted to Croyde. At The White Lion pub, turn right into North Street and carry on to the top where it narrows and follow round the sharp left bend and proceed up the hill into Rock Hill. As the lane flattens out, it merges into West Hill. Obersten will be a little further on, on the left hand side immediately after the white house which backs onto the lane.

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for free!

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- Room list:
- Entrance Hall

1.88 x 175 (6'2" x 574'1")
- Utility Room

2.05 x .75 (6'8" x .246'0")
- Kitchen

2.72 x 2.72 (8'11" x 8'11")
- Sitting Room

4.21 x 4.17 into bay (13'9" x 13'8" into bay)
- Dining Room
- Conservatory

3.71 x 2.26 (12'2" x 7'4")
- First Floor Landing
- Bedroom 1

4.30 x 2.83 (14'1" x 9'3")
- Bedroom 2

3.62 x 3.29 (11'10" x 10'9")
- Bedroom 3

2.87 x 2.72 (9'4" x 8'11")
- Bathroom

2.72 x 2.69 max (8'11" x 8'9" max)
- Garage & Car Space To Front

4.81 x 4.42 (15'9" x 14'6")
- Old Out Building

3.75 x 3.62 (12'3" x 11'10")
- Good Size Long Garden
- Cabin

5.92 x 2.91 (19'5" x 9'6")
- Pedestrian Access To Village via Ashmead Gr.

We are delighted to be able to offer to the market, for the first time in nearly 50 years, this delightful 3 bedroom semi detached house. The present owners have had many very happy years at the property but feel the time has come to move on with life. Therefore, this is a wonderful opportunity for the next owner to enjoy a most comfortable home which can be occupied with the minimum of expense.

'Obersten' was built in 1934 and occupies an enviable position in this sought after residential location, which overlooks the village and has a panorama which will be difficult to rival. The south facing views are from Heanton Village in the east and takes in the Taw & Torridge confluence and Bideford Bridge. Braunton Burrows is in view and around to the ocean; a superb vista to enjoy from the house and gardens.

The house is in first class condition throughout and has the benefit of gas fired central heating and UPVc double glazing. The rooms flow nicely and, as the house faces south, they are filled with light. There is pedestrian access through from Ashmead Grove, so walking to the village is easy and it means the house can be entered separately, from the front and rear. From Ashmead Grove, you walk up through the long garden and to the conservatory. This is the ideal spot to sit, unwind and take in the view. The sitting room is very comfortable with a bay window and a gas fire. Glazed double doors open into the dining room and on into the kitchen. This is tastefully fitted with a range of units and built in appliances and plinth lighting. From here there is a rear lobby and a very useful utility room with WC and wash basin therefore, ideal for larger families. To the first floor is a bright landing which serves all the 3 bedrooms and the 4 piece bathroom.

'Obersten' stands on a very good size plot which slopes gently away from the house. There is a detached double garage with parking to the front and useful storage underneath. A slightly dilapidated outbuilding offers good potential to create a home office or just for storage. Side access leads to the main garden where there is a patio from the conservatory. The garden is mainly laid to lawn with pergola and some raised vegetable beds. There is a good size and substantial cabin with sink & W.C. This is ideal office space but currently used as a music room.

Services

All Mains Connected

Council Tax band

D

EPC Rating

D

Tenure

Freehold

