



GROUND FLOOR



1ST FLOOR

34, DAVIDS HILL, GEORGEHAM  
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## Deceptive 4 Bedroom Family House

34 Davids Hill, Georgeham, Braunton, Devon, EX33 1QF

Asking Price

**£539,950**

- Spacious Detached House
- Good Open Aspect
- 4 Bedrooms, Master En Suite
- Sitting Room with open aspect
- Split level Kitchen Dining Room
- Conservatory & Study
- Garage and 2 x Driveways
- Garden backs onto fields.
- EPC: D

### Directions

From Barnstaple proceed along the A361 to Braunton. At the centre with the traffic lights continue on signposted to Ilfracombe. After the Fire Station turn left & continue up the hill & onto the hamlet of Darracott, and then on into Georgeham. Just before the centre of the village, with the post office/stores in front of you, turn left into Davids Hill, proceed ahead for approximately 100 metres where the property will be found on your left hand side.

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or email braunton@phillipsland.com

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## Room list:

- Entrance Hall, Cloakroom**
- Sitting Room**  
6.05m max into bay x 4.34m max (19'10 max into bay x 14'3 max )
- Kitchen**  
3.05m x 2.67m (10'0 x 8'9)
- Dining Room**  
2.62m x 2.51m (8'7 x 8'3)
- Utility Room**  
2.59m x 2.18m (8'6 x 7'2)
- Conservatory**  
3.68m x 2.01m max (12'1 x 6'7 max)
- Study**  
2.57m x 2.26m (8'5 x 7'5)
- Bedroom 3**  
3.43m x 3.25m (11'3 x 10'8)
- First Floor**
- Master Bedroom**  
3.15 x 3.00 (10'4" x 9'10")
- En Suite Shower Room**
- Bedroom 2**  
3.28m x 3.00m (10'9 x 9'10)
- Bedroom 4**  
2.21m x 2.08m (7'3 x 6'10)
- Bathroom**
- Garage**  
5.03m x 3.45m max (16'6 x 11'4 max)

Situated to the very heart, yet to the edge of this sought after village is this modern and well proportioned 4 bedroom detached family home. The property stands on a generous plot within this favoured cul-de-sac and offers deceptively spacious accommodation, benefiting from uPVC double glazing and oil fired radiator central heating.

The house is sure to appeal to those looking for a good size family home. Alternatively, considering the good location, the property would suit as a sound holiday home from which an attractive income could be gained. The extended accommodation flows nicely with an entrance hall and cloakroom. The sitting room has a wood burner and a bay window which takes advantage of the open aspect to the church and towards the hills. The kitchen and dining room are split level and there is then access to the utility room and conservatory. To the other side of the house there is a study and bedroom. This area is ideal for a teenager. To the first floor, the master bedroom has built in wardrobes and a good en suite shower room. There are 2 further bedrooms here and a family bathroom. The rear garden has a patio, decked area, lawns with trees, shrubs and flowers. Beyond the garden are open fields.

There is ample off road parking as the house has 2 private driveways leading to the spacious attached garage/workshop. There is side access to both side of the house along with useful timber shed. A delightful garden indeed which is sure to appeal to those with children being fully enclosed therefore, child and pet friendly.

Georgeham is an extremely sought after typical Devon village with two extremely good pubs/restaurants. Davids Hill a development of similar houses and bungalows most of which have been extended. There is also a good primary school, church and village shop/post office and there is easy access to the larger village of Braunton only a few miles to the south east. Here there are further amenities secondary schooling and Tesco store. The superb sandy beaches at Croyde and Saunton are only a few minutes drive away and at Saunton there is also the renowned golf club with its two 18 hole courses. Delightful countryside surrounds the village and there are further beaches at Putsborough and Woolacombe. Barnstaple, the regional centre of north Devon, is approximately 7 miles to the south east and here a wide range of amenities can be found, as well as access to the North Devon Link Road which provides a convenient route to the M5 motorway. There is also the Tarka Rail Line to Exeter in the south which connects to London ( Paddington).

## Services

Mains Water, Electric & Drainage

## Council Tax Band

D

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

