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Directions

From Braunton Square traffic lights, take the left turning signposted to Croyde (B3231). Follow this road for 5 miles and proceed to the very centre of the village. With the shops on your left, the road bends to the right, take the left turn into Jones's Hill. Proceed up the road and take the 1st left to Moor Lane. Carry on and afer a short distance, Lane Head Close will be on the right. No.3 is on the left next to the Coastguard sign.

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

Call 01271 814114

or email braunton@phillipsland.com

Arranged For Dependant Relative

3 Lane Head Close, Croyde, Braunton, EX33 1NW

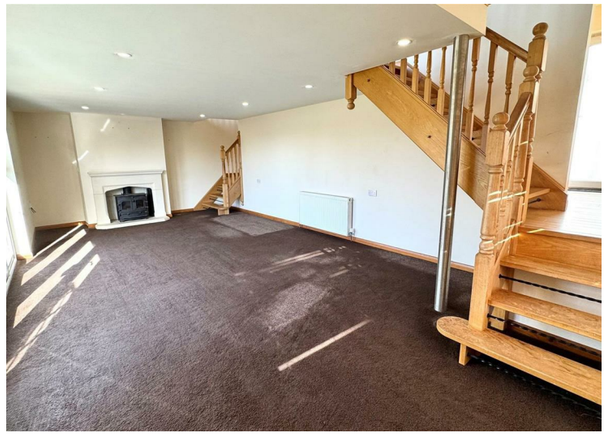
Asking Price

£829,950

- 3 Bedrooms, 3 Reception Rooms
- Ideal For Dependent Relative
- No Onward Chain
- Spacious & Well Extended Home
- Good Size Garden & Summer House
- Oil Heating, Solars With Batteries
- 2 Kitchens & 3 Bathrooms
- Off Road Parking For 3 Cars
- Sought After Cul De Sac Location

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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We are delighted to bring to the market this wonderful split level home which offers excellent family accommodation with the potential for a dependant relative to live alongside. The proeprty offers NO ONWARD CHAIN and so it can be occupied with the minimum of delay, cost and fuss.

Located in the choice coastal village Croyde this spacious home which occupies a lovely, convenient and popular part of the village. Being a cul de sac, Lane Head Close is quiet, as there is limited passing traffic. The road comprises similar style homes, originally built as bungalows in the 1970's, to traditional cavity construction and many of which, over the years, have been extented and enlarged. This now gives the road its individual feel as the original, and somewhat bland, impression of the old properties have given way to a far more contemporary look.

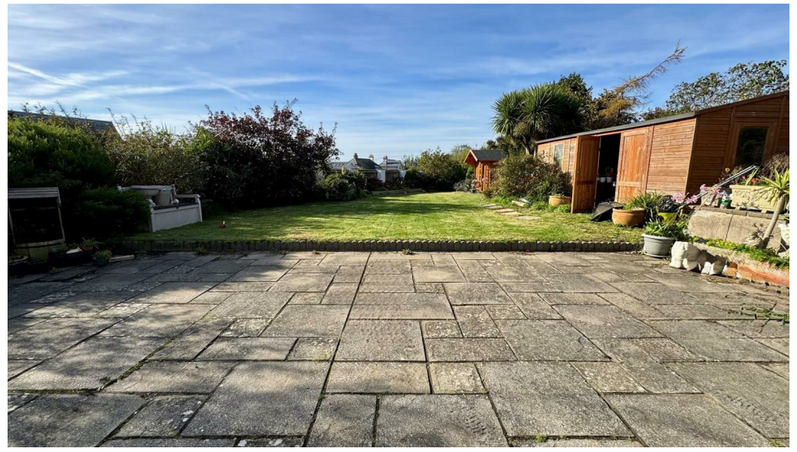
The present owner has extended the bungalow to form a good size and split level residence. It has the benefit of PVC double glazing, oil central heating and many solar panels (with batteries) making it economic and easy to run. The bright and spacious rooms flow well with an entrance porch and hall, to end of which, are a few steps which takes you down to the lounge. This is a wonderful, spacious and bright room with double French doors which look down through the garden. There are stairs from the lounge up to the the bright living room which has lovely views to the sea. These two rooms not only make for good living space, they also offer excellent entertaining areas.

The return steps from the lounge bring you into the breakfast area which then opens into the kitchen. The main bedroom has a door to the raised patio and had a good size en suite shower room. There are 2 further bedrooms and a large family bathroom.

The 3rd bedroom has a built in wardrobe and access into the very well fitted 2nd kitchen, shower room and living room. It is this area which can be used for a dependant relative as the rooms are set out for independant living. The kitchen is very well appointed with attractive units, tiled floor and door to the outside. There are built in appliances including fridge, washing machine, electric hob and oven. The bright, triple aspect living room has a door to the front.

The property stands on a good size, level plot with brick paved parking to the front for 3 cars. There is side access to the rear garden. Here there is a good size , full width and deep patio; ideal for entertaining as there are doors to the living room. A further raised patio has a door from the main bedroom. The wide garden has deep flower beds, a summer house and large garden shed. To the bottom of the plot is a secret garden/patio which is a lovely place to sit and unwind in peace.

We highly reccommend a viewing to fully appreciate what this property has to offer in terms of space, position, flexibility and sea views. The superb and sandy beach is only a few minutes, level walk away so spending the day with the family is very convenient. Furthermore, with NO ONWARD chain, it can be occupied with the minimum of delay and expense.



Croyde is considered one of the premier and choice coastal villages in the region, famed for its thatch cottages and renowned, sandy surfing 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 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

Living Room
8.08 x 3.95 (26'6" x 12'11")

Lounge
6.59 x 3.97 (21'7" x 13'0")

Kitchen
5.26 x 3.50 max (17'3" x 11'5" max)

Breakfast Room
6.95 x 1.97 (22'9" x 6'5")

Bedroom 1
4.92 x 3.49 (16'1" x 11'5")

En Suite Shower Room

Bedroom 2
3.61 x 3.58 (11'10" x 11'8")

Bedroom 3
4.35 x 2.99 (14'3" x 9'9")

Bathroom
3.85 x 2.65 narr 1 (12'7" x 8'8" narr 3'3")

Kitchen 2
4.38 x 3.02 narr 1.91 (14'4" x 9'10" narr 6'3")

Shower Room
2.44 x 0.97 (8'0" x 3'2")

Sitting Room
5.97 x 4.10 (19'7" x 13'5")

Off Road Parking

Good Size Rear Garden

Views To The Sea

5 Minutes To The Beach

Services

Electric, Water & Drainage. Oil Heating. Solars With Batteries

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

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



