

# A Superb Detached Modern House

Sundown House Darracott Rise, Georgeham, Braunton, Devon, EX33 1JZ

Asking Price

£985,000



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# A 3 Bedroom Family Home With Large Gardens In Very Sought After Location

Sundown House Darracott Rise, Georgeham, Braunton, Devon, EX33 1JZ



We are delighted to offer for sale 'Sundown House', a superb detached residence situated in one of the most sought after locations in the area. This spacious detached house was built in the 1980's and offers well planned and spacious accommodation which benefits uPVC double glazing and oil fired central heating.

We recommend a full viewing, not only to appreciate the accommodation & lovely position but also to fully appreciate the very large plot within which the house sits. The property stands to the end of Darracott Rise, a small and select development of only 3 houses and which is in a quite delightful semi rural location, close to the very sought after village of Georgeham. Being in this position provides a fine outlook from the house, as it backs on to open fields making this a really peaceful location.

'Sundown House' stands on a level plot which you enter a 5 bar gate. This opens onto an attractive brick paved drive which sweeps around the front of the house and offers excellent car parking. To the side and attached to the house, is a double garage with automatic door. You enter the house from a generous storm porch into an inner hall and the main hall, which has a useful WC and dog stairs to the first floor. The light and airy sitting room is triple aspect and a lovely Optimist fireplace which provides a super focal point to the room. There are double sliding doors to the study, which could easily be used as a 4th bedroom. French doors from the sitting room lead out into a good size conservatory which has a great view over the garden. The spacious kitchen has a dining area with ample units and worktops. From here there is a good utility room which then connects to the double garage. To the first floor the main bedroom has built in wardrobes and an en suite bathroom. There are 2 further double bedrooms and a family bathroom.

# DETAILS

Sundown House stands in an enviable position in a delightful semi rural location. There are good size grounds, situated mainly to the South side of the house with very well tended gardens which encompass the property. These are on two levels, with lawns around and shrub beds. To the North side are further lawns and very attractive flower beds and beech hedging with a garden shed and a large tool shed behind.

There are attractive stone steps which take you up to the higher garden where there is a small vegetable garden and further flower and shrub beds. There is a circular patio area, ideal for al fresco dining and which looks back towards the house. Beyond this is a greenhouse and potting area. From here there are amazing mature grasses and silver birch trees, beyond which is the coppice. This is a lovely serene area where you can walk around and enjoy the peace and quiet. There are many different species of trees to include sweet and horse chestnut to maturing oaks, hazel, beech and field maple tree.

The property enjoys a very good degree of privacy from all areas and will be of interest to keen gardeners as the gardens are extensive and are a particular feature of the property.

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Branton office-**  
**01271 814114**

Darracott Rise is situated within one of the areas most sought after locations and is surrounded by beautiful countryside and close to some of the country's most well know beaches. There is always a constant desire from purchasers from all parts of the country who want to live in this location.

The village has a very good community spirit and the centre is close by. There are a good range of amenities which include a good primary school, church, two very good pub/ restaurants, a post office & stores and a regular bus service. This connects to the larger village of Branton which is just under 3 miles away. Some of the areas most stunning countryside is on the doorstep and is a draw for walkers and ramblers. There is easy access to the superb sandy beaches which include Putsborough, Saunton Sands, Croyde Bay and Woolacombe all of which are renowned internationally for their quality of surf. So much so, Woolacombe has joined the likes of Miami as a Beach as a World Surf Reserve (WSR), the first in the country to be awarded this accolade. Branton is considered one of the largest villages in England and it caters well for its inhabitants. There are 3 primary schools, Branton Academy, churches, pubs, restaurants, Slee's Home Hardware and a good range of local shops and stores. Furthermore, there is a Tesco superstore and the family run Cawthorne's Store.

Barnstaple, the principle north Devon town, is 5 miles from Branton. Here there is a wide range of social and leisure facilities including a new leisure centre, Taka Tennis Centre, Scott's Cinema and The Queen's Theatre. There is good covered shopping in the town centre at Green Lanes and out of shopping at Roundswell. There is access onto the North Devon Link Road which offers a convenient link to the M5 Motorway at junction 27, Tiverton. Here there is Tiverton Parkway rail line to London. The Tarka Rail Line connects to Exeter in the south and this also has a direct link to London Paddington.



## Large Entrance Porch

### Entrance Hall

With attractive dog leg staircase to first floor.

### Sitting Room 5.89m x 3.66m (19'4 x 12')

A good size and bright triple aspect room with coved ceiling and an attractive Optimist fireplace which is a super focal point to the room. Double sliding doors to Study and to

### Sun Room 3.61m x 2.67m (11'10 x 8'9)

With lovely views down through the garden.

### Study/ Bedroom 4 4.14m x 2.62m (13'7 x 8'7)

With double sliding doors to the Sitting Room and door to the Hall. This could easily be used for a 4th Bedroom.

### Kitchen/ Diner 9.37m x 3.25m narr 2.36m (30'9 x 10'8 narr 7'9)

A very good size room overall with triple aspect and a nicely fitted kitchen with ample work surfaces and some built in appliances including fridge, dishwasher, hob & oven. Door to

### Utility Room 2.97m x 2.31m (9'9 x 7'7)

With a connecting door to the Double Garage

### First Floor Landing

### Bedroom 1 4.52m x 3.53m (14'10 x 11'7)

Double aspect, built in wardrobes, bedroom furniture Lovely open view and door to

### En Suite Bathroom 2.18m x 1.78m (7'2 x 5'10)

With three piece suite. Part tiled walls.

### Bedroom 2 3.18m x 3.05m (10'5 x 10)

Double aspect and a built in wardrobe

### Bedroom 3 3.78m x 3.53m (12'5 x 11'7)

With built in wardrobe

### Family Bathroom 2.74m x 2.69m (9' x 8'10)

Three piece suite and part tiled walls.

### Double Garage 5.64m x 5.44m (18'6 x 17'10)

Automatic garage door. Boiler heating hot water and central heating systems. Personal door to rear garden.

### Ample off road parking

### Gardens

The current owners have maintained and laid out the gardens to a high standard and are a particular feature to the property. The plot now includes a further coppice of maturing trees. The gardens are arranged on 2 levels with the formal gardens at the same level as the house. They offer a very good degree of privacy and are mainly laid to lawns and the house backs on to open fields. There are attractive flower and shrub beds and garden sheds. The stone steps lead up to the higher level with patio, vegetable garden and Rhino greenhouse. 3 mature miscanthus ornamental grasses screen the coppice from the main garden. There are many species of trees and this is a delightful area to walk in and get away from it all!



TENURE:  
Freehold.

SERVICES:  
Mains water, electric, private drainage, oil central heating.

ENERGY PERFORMANCE CERTIFICATE:  
Band D

COUNCIL TAX BAND:  
F

LOCAL AUTHORITY : North Devon. Tel: 01271 327711



## DIRECTIONS

From Barnstaple proceed on the A361 to Braunton. Continue to the centre of Braunton and carry straight on at the crossroads, signposted to Ilfracombe. Continue on to the fire station, on the left and turn left there, signposted to Georgeham. Drive up the hill - it is narrow and continue on up and along the top. Go through Darracott and on to Georgeham. The turning into Darracott Rise is on the right, just beyond the long car pull in to the left.

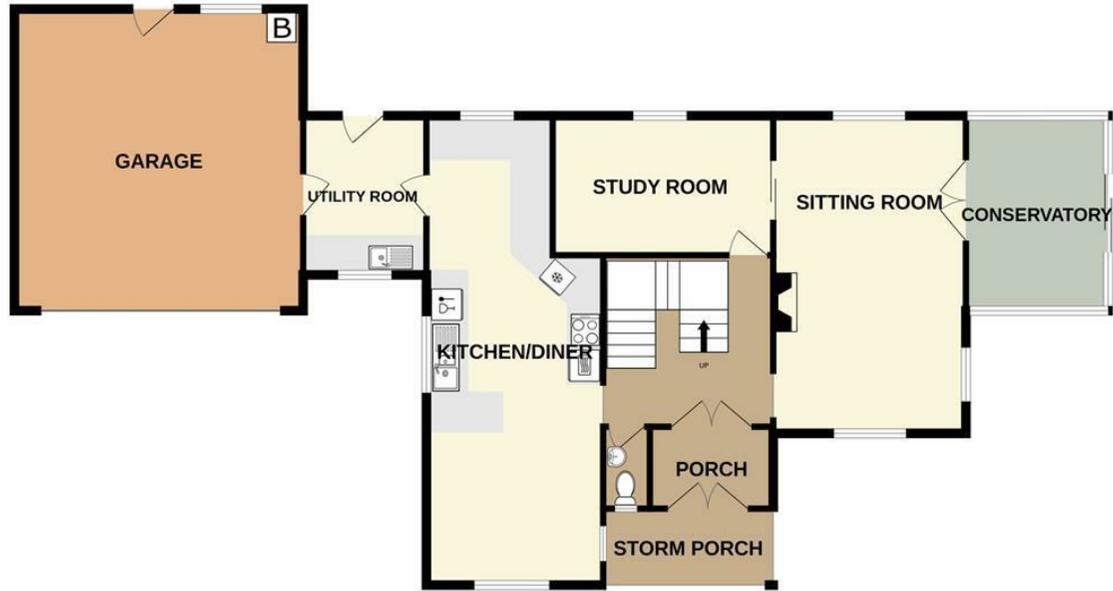


## VIEWING

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GROUND FLOOR



1ST FLOOR



SUNDOWN HOUSE, GEORGEHAM

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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