



17, HEANTON STREET, BRAUNTON

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## Spacious 2 Bed Cottage With Large Garden & Studio

17 Heanton Street, Braunton, EX33 2JS

Guide Price

**£269,950**

- Charming & Characterful Cottage
- Attractive Sitting Room
- 2 Bedrooms
- Close To Village Centre
- Kitchen Breakfast Room
- Garden Rm/ Office
- Gas C/H & Woodburning Stove
- Utility Rm & G/F Bathroom
- EPC: Band

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This is an excellent opportunity to acquire an attractive and deceptively spacious 2 bed character cottage situated on Heanton Street therefore, conveniently situated being within a 'stones throw' the village centre along with its excellent amenities. The property is considered ideal for those seeking their first home or alternatively a quaint second home/holiday let investment opportunity that would generate a sound and steady income stream. The accommodation flows nicely and is well arranged that offers deceptively spacious accommodation. The property has the comfort and benefit of gas fired central heating and is fully double glazed throughout yet it has retained many characterful features, these include heavy beams to ceilings, attractive wood burning stove and latched doors to name just a few. A particular fine feature is the garden studio room measuring 10'3 x 8'3 that is perfect for those that require that ability to work from home. This versatile studio room lends itself to a multitude of purposes that could also be used as a artist studio room, play room, gym, garden bar or simply used a peaceful retreat to relax and unwind, this overlooks directly onto the garden and offers a high degree of seclusion and privacy.

The accommodation briefly comprises, a spacious living room with an attractive wood-burning stove that provides a fine focal point, a well-proportioned kitchen breakfast is located to the rear of the property with a large expanse of breakfast bar. There is a wide assortment of base and wall units with inset sink unit along with space for cooker. There is access from the kitchen that leads to steps that rise up to the garden and patio/terrace areas. Furthermore, to the ground floor there added convenience of a ground-floor utility room with space and plumbing for white goods, along with access to the 3 piece bathroom. To the first floor there are two bedrooms, bedroom one is located to the rear of the property and also has access that leads onto a roof terrace. (Nb: A risk assessment would be advisable to ensure suitability and safety)

To the rear, the generous garden offers several seating areas, ideal for outdoor entertaining and relaxing. At the far end of the garden is a detached, block-built garden room, providing a versatile space suitable for a home office, studio, or hobby room. There is a large gently sloping lawn with established mature trees. This splendid garden enjoys a high degree of sunshine and privacy throughout the day, and is perfect for those with children and pets with the freedom to run around.

The agents strongly advise an early inspection to appreciate this gem of a property along with its large garden and studio office is rare to find in today's market. Be quick

## Services

All mains connected

## Council Tax

Band B

## EPC Rating

Band D

## Tenure

Freehold

## Viewings

Contact the  
Braunton office on  
(01271) 814114



## Room list:

### Sitting Room

4.80m x 4.62m (15'9 x 15'2)

### Kitchen Breakfast Room

4.65m x 2.41m (15'3 x 7'11)

### Utility Room

1.75m x 1.65m (5'9 x 5'5)

### Bathroom

2.26m x 1.55m (7'5 x 5'1)

### First Floor

### Landing

2.01m x 1.70m (6'7 x 5'7)

### Bedroom 1

4.47m x 2.49m max (14'8 x 8'2 max)

### Bedroom 2

2.92m x 2.41m (9'7 x 7'11)

### Garden Room

3.12m x 2.51m (10'3 x 8'3)

### Large Garden

### Charm & Character

### Viewing Essential

### Versatile Studio Garden Room

## Situation

The property offers easy and convenient access to the village centre, Braunton is considered one of the largest villages in the country and caters well for its inhabitants with an excellent range of amenities including primary and secondary schooling. There is a large Tesco store and to the village centre is the family run Cawthorne's Store whilst there are other shops, stores and coffee houses available together with Health Centre, library, churches and public houses. Close by is Braunton Burrows, a UNESCO site and is the largest dune system in the country. The superb and sandy beaches at Croyde and Saunton are approximately 3 miles to the west, and Saunton also boasts the renowned golf club with its two championship courses.

5 miles to the East and connected by regular bus service, is Barnstaple, the regional centre of North Devon. Here there are further amenities including a newly built Leisure Centre, Tarka Tennis Centre, Scotts Cinema and the Queens Theatre. Furthermore, there is a wider choice of shopping under cover at Green Lanes and out of town shopping at Roundswell. There is access to the North Devon Link Road which offers a convenient route to the M5 motorway at junction 27 and there is also the Tarka Train Line to Exeter in the South which connects to London, Paddington.